

# \$2,095 - 656 Fraser Vista, Edmonton

MLS® #E4420536

**\$2,095**

4 Bedroom, 2.50 Bathroom, 2,344 sqft  
Rental on 0.00 Acres

Fraser, Edmonton, AB

Welcome Home! Spacious and Luxurious 4 Bedroom 2.5 Bathroom 2000+ sqft Basement Suite For Rent in the vibrant and sought-after Fraser community, Edmonton. Beautiful views of the North Saskatchewan River! Designed with comfort and functionality in mind, the suite boasts large living areas, an expansive kitchen with high-end finishes, and ample storage throughout. Enjoy modern convenience with all appliances included. In-suite laundry perfect for convenience. A private side entrance offers added privacy, and there is plenty of street parking available for you and your guests. 4 ample sized bedrooms and 2.5 bathrooms. The location is unbeatable, with easy access to trails, parks, schools, shopping, and all the amenities that Fraser has to offer. Tenant is responsible for 40% of utilities. No pets.

Built in 2025

## Essential Information

MLS® #	E4420536
Price	\$2,095
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,344
Acres	0.00



Year Built	2025
Type	Rental
Style	Single Level Apartment
Status	Active

### Community Information

Address	656 Fraser Vista
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3Z7

### Amenities

Parking	No Parking
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### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Other
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### Additional Information

Date Listed	February 6th, 2025
Days on Market	85
Zoning	Zone 35

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Listing information last updated on May 2nd, 2025 at 5:32am MDT