

Courtesy Of David Lofthaug Of Bode

## \$598,395 - 2603 5 Avenue, Edmonton

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MLS® #E4439549

**\$598,395**

3 Bedroom, 2.50 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Designer kitchen features quartz counters and large 8' long island, lots of countertop space, and a 4-piece Samsung appliance package included. Mudroom leads to a spacious walk-through pantry. Open-to-above at foyer and stairwell. The flex room on the main floor is perfect for an office or playroom for the little ones. Spindle railing on the stairs and upper hall. A side entrance is included for a future development. Basement ceiling height upgraded to 9', for a more spacious feel; 3-piece Rough-In for future bathroom. Upstairs you will find a central bonus room, 3 bedrooms, laundry room, linen closet, and secondary bathroom with dual sinks. Primary bedroom features a large walk-in closet and an ensuite with dual sinks and a walk-in shower. Quartz countertops in kitchen and bathrooms. Luxury Vinyl Plank flooring throughout the main floor and all bathrooms. This Bedrock Home includes a modern smart home technology system. Photos are representative



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439549  |
| Price     | \$598,395 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,056                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 2603 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3J1       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 108            |
| Zoning         | Zone 53        |

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Listing information last updated on September 15th, 2025 at 7:17am MDT