

## \$619,900 - 2264 4 Avenue, Edmonton

MLS® #E4459592

**\$619,900**

5 Bedroom, 3.00 Bathroom, 2,204 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this beautiful 5-bedroom, 3-full bathroom home in the highly desirable community of Alces. Designed with both style and functionality in mind, this home offers a spacious and versatile layout perfect for growing families. The main floor features a bright open-concept living area, a modern kitchen with all appliances included in the price, and a convenient full bedroom and bathroom. Upstairs, you'll find four additional bedrooms, including a luxurious primary suite, along with a generous bonus room ideal for family gatherings, entertainment, or a home office. Built with a 9 ft foundation, this home also includes a separate side entrance, offering excellent potential for future basement development or private access. Nestled in the vibrant Alces community, you'll enjoy a perfect blend of natural beauty and modern amenities. The area size has been calculated by applying the RMS to the blueprints provided by the builder.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459592  |
| Price     | \$619,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,204                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 2264 4 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T0T 0T0       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

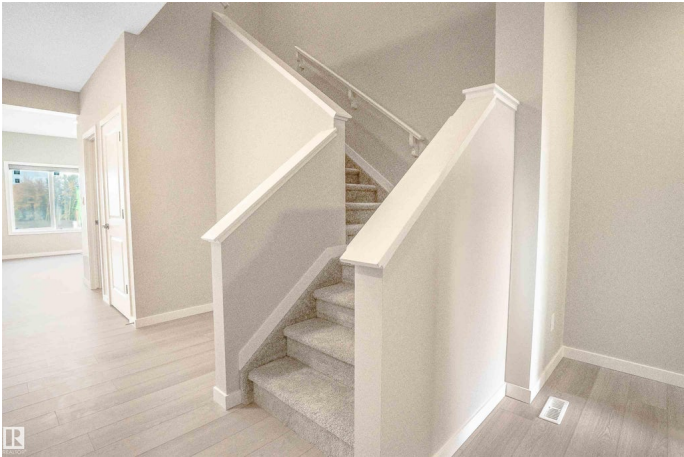
### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Playground Nearby  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
|-------------|----------------------|

Days on Market     39  
Zoning                Zone 53



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