# \$749,900 - 2836 1 Avenue, Edmonton

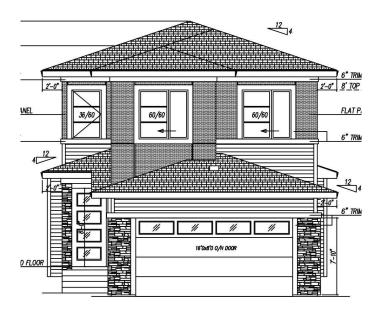
MLS® #E4432892

#### \$749,900

4 Bedroom, 3.00 Bathroom, 2,463 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

Amazing pre-construction opportunity to build your dream custom home in the growing community of Alces! One of the last remaining lots that backs onto a serene green space! Design a fully customizable layout with options for up to 5 bedrooms (or 4 bedrooms and a bonus room), 3 full bathrooms, a spice kitchen with walk-thru pantry, open-to-above living room, extended kitchen with dining nook, and a separate entrance to the basementâ€"ideal for future development or suite potential. Choose your own interior finishings, fixtures, and floor plan to suit your lifestyle. Don't miss your chance to create a personalized home in one of Edmonton's newest and most exciting neighbourhoods!



FRONT ELEVATION

Built in 2025

#### **Essential Information**

| MLS® #         | E4432892      |
|----------------|---------------|
| Price          | \$749,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,463         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Туре           | Single Family |

| Sub-Type | Detached Single Family |
|----------|------------------------|
| Style    | 2 Storey               |
| Status   | Active                 |

## **Community Information**

| Address     | 2836 1 Avenue |
|-------------|---------------|
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3E2       |

### Amenities

| Amenities | Carbon Monoxide Detectors, |  |
|-----------|----------------------------|--|
|           | Smoke, Dugout Basement,    |  |
|           | Natural Gas BBQ Hookup     |  |
| Parking   | Double Garage Attached     |  |

#### Interior

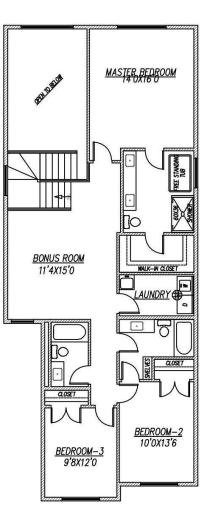
| Interior Features | ensuite bathroom           |
|-------------------|----------------------------|
| Appliances        | Garage Control, Garage Ope |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2                          |
| Has Basement      | Yes                        |
| Basement          | Full, Unfinished           |
|                   |                            |

## Exterior

| Exterior          | Wood, Vinyl   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Flat Site, No Back Lane, Park/Reserve, |
|                   | Playground Nearby, Schools, Shopping Nearby                   |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## **Additional Information**

| Date Listed    | April 25th, 2025 |
|----------------|------------------|
| Days on Market | 142              |
| Zoning         | Zone 53          |



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Listing information last updated on September 14th, 2025 at 6:17am MDT