

Courtesy Of Sumit Tuli Of Exp Realty

\$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

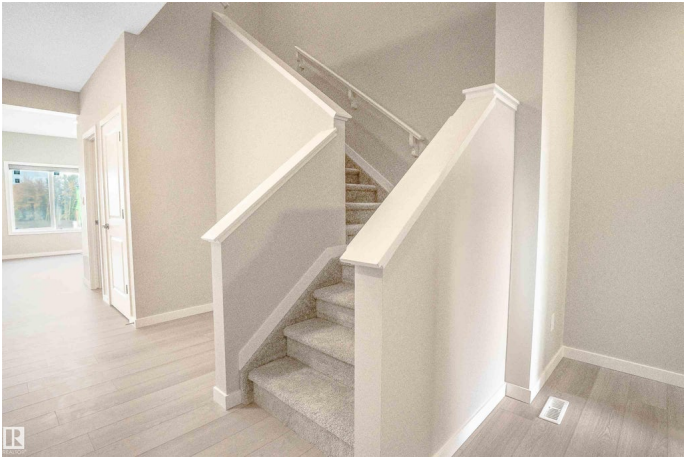
Exterior

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

Additional Information

Date Listed	September 25th, 2025
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Days on Market 40
Zoning Zone 53



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