

## \$749,900 - 2904 1 Avenue, Edmonton

MLS® #E4429417

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,351 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

**\*\*ALCES\*\*SOUTH EDMONTON\*\*PRAYER / OFFICE ROOM UPSTAIRS\*\*MAIN FLOOR BEDROOM AND BATH\*\***beautifully crafted two-Living rooms in the single-family home. Thoughtfully designed for modern families, this residence offers both comfort and convenience in a prime location. Step inside to an impressive open-to-below concept, creating a bright, spacious, and airy ambiance throughout the main living area. The main floor features a versatile bedroom with a full washroom, ideal for guests or multi-generational living. The extended modern kitchen is a chef's dream, complemented by a separate spice kitchen for added culinary flexibility. A dedicated side entrance to the basement provides endless potential for future development or rental opportunities. Upstairs, you'll find one luxurious master bedrooms, completed with walk-in closets and private en-suite bathrooms, offering a true retreat. An additional two bedroom, a full bathroom, and a spacious bonus room—perfect for kids' play, a family.

Built in 2024

### Essential Information

MLS® # E4429417

Price \$749,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,351
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2904 1 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3E2

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Playground Nearby, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	14
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 9:47pm MDT