

\$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	70
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 June 15th, 2025 at 12:32am MDT