

## \$599,900 - 2248 4th Avenue, Edmonton

MLS® #E4438201

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,121 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Daytona offers the Aviator at it best. Offering 2,108 sq. ft. with front attached garage this home featuring 3 bedrooms, 2.5 baths and a bonus room. The main floor has a 9 ft. ceiling and dropped great room. The foyer, with a privately located Half Bathroom, leads into a combined, open-concept great room and nook area for dining and entertaining purposes. The modern kitchen has a built-in microwave and a large walk-in pantry for extra space. The Upper floor includes 2 bedrooms, each with walk-in closets, a spacious bonus room, a full laundry room, the Master Bedroom, and a main bathroom with double sinks and a linen closet. For added convenience, the laundry room includes a hanging rail and an extra linen closet. The Primary bedroom has a sizable walk-in closet and an accompanying ensuite featuring double sinks, and a soaker tub. A must see home.



**MAIN FLOOR**  
902 Sq. Ft. | 9 Ft. ceiling



**SECOND FLOOR**  
1,206 Sq. Ft.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438201  |
| Price      | \$599,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                      |
|----------------|----------------------|
| Square Footage | 2,121                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2248 4th Avenue |
| Area        | Edmonton        |
| Subdivision | Alces           |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0T 0T0         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 23             |

## Zoning

## Zone 53

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Listing information last updated on June 15th, 2025 at 9:47am MDT