

# \$1,249,000 - 3104 2 Ave Avenue, Edmonton

MLS® #E4449558

**\$1,249,000**

4 Bedroom, 4.50 Bathroom, 3,277 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

This beautifully designed 5-bedroom, 4.5-bath home that offers the perfect blend of functionality and luxury. Thoughtfully laid out for multigenerational living, this home features a main floor bedroom with a full ensuite, along with an additional half bath for guestsâ€™ ideal for extended family or visitors. As you enter, youâ€™re greeted by a welcoming front living room that offers a quiet space to relax or entertain. The heart of the home boasts a stunning open-to-below great room, seamlessly connected to a spacious dining area, a stylish kitchen, and a fully equipped spice kitchenâ€™perfect for those who love to cook and entertain. Upstairs, youâ€™ll find four generously sized bedrooms, including two with ensuites and one additional common bath, ensuring ample comfort and privacy for every family member. This home offers both convenience and elegance. Adding even more value, this home features a walkout basement, offering potential for future development, natural light, and easy access to the backyard.

Built in 2025

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4449558    |
| Price    | \$1,249,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,277                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3104 2 Ave Avenue |
| Area        | Edmonton          |
| Subdivision | Alces             |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 3C7           |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                        |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Stucco                    |
| Exterior Features | Airport Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Stucco                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                83

Zoning                              Zone 53



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