# \$749,000 - 2904 1 Avenue, Edmonton

MLS® #E4455354

## \$749.000

4 Bedroom, 3.00 Bathroom, 2,368 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this BRAND NEW CUSTOM built 2341 SQFT home(REGULAR LOT) by SINGH BUILDERS nestled in the new community of Alces. As you step inside, the main floor offers OPEN-TO-BELOW concept, creating an inviting and spacious atmosphere. This level features a convenient BEDROOM and FULL BATHROOM. The beautifully crafted main kitchen extends into a generously sized nook adorned with elegant tiles and cabinetry, while also including a SPICE KITCHEN. Upstairs, a versatile bonus room awaits, complete with its own fireplace. The MASTER BEDROOM suite is a sanctuary of comfort, with an ENSUITE offering dual vanities, a luxurious soaker tub, and a beautifully tiled standing shower. Two additional well-appointed bedrooms, a full bathroom, A PRAYER ROOM, and a practical laundry room complete the upper level. The backyard features a deck with no rear neighbours, offering enhanced privacy and peace. The property also includes a SEPARATE ENTRANCE, providing an excellent opportunity for a future legal rental suite.







Built in 2024

### **Essential Information**

MLS® # E4455354 Price \$749,000 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,368

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 Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Paved Lane, Playground Nearby, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 29th, 2025

Days on Market 64

Zoning Zone 53

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Listing information last updated on November 1st, 2025 at 4:17pm MDT