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## \$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      3

Zoning                Zone 53

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Listing information last updated on September 1st, 2025 at 3:17am MDT