\$749,900 - 2836 1 Avenue, Edmonton

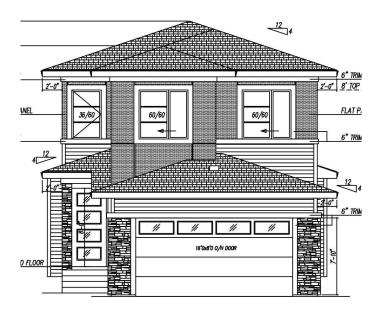
MLS® #E4432892

\$749,900

4 Bedroom, 3.00 Bathroom, 2,463 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

Amazing pre-construction opportunity to build your dream custom home in the growing community of Alces! One of the last remaining lots that backs onto a serene green space! Design a fully customizable layout with options for up to 5 bedrooms (or 4 bedrooms and a bonus room), 3 full bathrooms, a spice kitchen with walk-thru pantry, open-to-above living room, extended kitchen with dining nook, and a separate entrance to the basementâ€"ideal for future development or suite potential. Choose your own interior finishings, fixtures, and floor plan to suit your lifestyle. Don't miss your chance to create a personalized home in one of Edmonton's newest and most exciting neighbourhoods!



FRONT ELEVATION

Built in 2025

Essential Information

| MLS® # | E4432892 |
|----------------|---------------|
| Price | \$749,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,463 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |

| Sub-Type | Detached Single Family |
|----------|------------------------|
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 2836 1 Avenue |
|-------------|---------------|
| Area | Edmonton |
| Subdivision | Alces |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3E2 |

Amenities

| Amenities | Carbon Monoxide Detectors, | |
|-----------|----------------------------|--|
| | Smoke, Dugout Basement, | |
| | Natural Gas BBQ Hookup | |
| Parking | Double Garage Attached | |

Interior

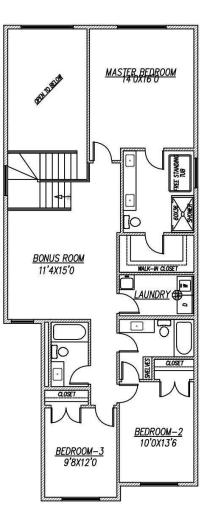
| Interior Features | ensuite bathroom |
|-------------------|----------------------------|
| Appliances | Garage Control, Garage Ope |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |
| | |

Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Flat Site, No Back Lane, Park/Reserve, |
| | Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | April 25th, 2025 |
|----------------|------------------|
| Days on Market | 72 |
| Zoning | Zone 53 |



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Listing information last updated on July 6th, 2025 at 2:02pm MDT