# \$749,900 - 2836 1 Avenue, Edmonton

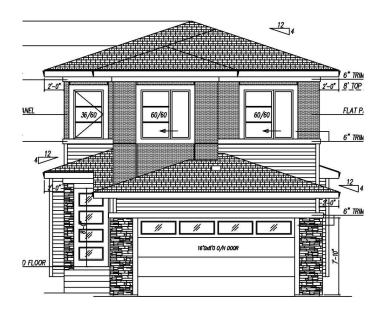
MLS® #E4432892

#### \$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

Type 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

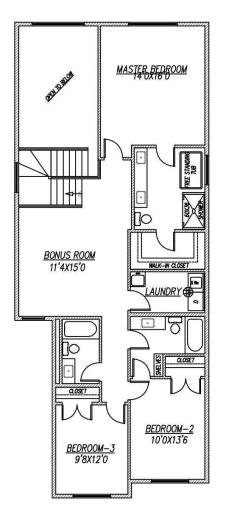
Foundation Concrete Perimeter

**Additional Information** 

Date Listed April 25th, 2025

Days on Market 99

Zoning Zone 53



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 3:02pm MDT