

## \$619,900 - 2268 4th Avenue, Edmonton

MLS® #E4452300

**\$619,900**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to sought after ALCES & Excel Homes popular model the Rosewood. With just under 2300 sf upon entering youâ€™re greeted with 9ft ceilings, LVP flooring, a grand statement foyer, setting the tone for its spacious and thoughtfully designed layout. FLEX ROOM & FULL BATH offer the perfect setup for multi-generational living or hosting guests. At the heart of the home, the open-concept main floor features a beautifully upgraded kitchen, an island extension, 1.25" QUARTZ COUNTERTOPS THROUGHOUT, SS appliances, Large WALK THRU PANTRY flows seamlessly into the bright and SPACIOUS great room and dining nook. Upstairs, the bonus room acts as a natural divider, offering privacy between the primary suite and additional bedrooms. Completing the second floor are a total of 4 bedrooms, full bath, and convenient laundry room. The 9â€™ basement is roughed-in for a LEGAL SUITE, GREEN BUILT. FRONT LANDSCAPING INCLUDED rear to final grade, BLINDS INCL. Completion September 22, 2025

Built in 2025

### Essential Information

MLS® # E4452300

Price \$619,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,238                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2268 4th Avenue |
| Area        | Edmonton        |
| Subdivision | Alces           |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T0T 0T0         |

### Amenities

|           |                                                                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 84               |
| Zoning         | Zone 53          |

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Listing information last updated on November 1st, 2025 at 7:17am MDT