

## \$749,900 - 2904 1 Avenue, Edmonton

MLS® #E4429417

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,351 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

**\*\*ALCES\*\*SOUTH EDMONTON\*\*PRAYER / OFFICE ROOM UPSTAIRS\*\*MAIN FLOOR BEDROOM AND BATH\*\***beautifully crafted two-Living rooms in the single-family home. Thoughtfully designed for modern families, this residence offers both comfort and convenience in a prime location. Step inside to an impressive open-to-below concept, creating a bright, spacious, and airy ambiance throughout the main living area. The main floor features a versatile bedroom with a full washroom, ideal for guests or multi-generational living. The extended modern kitchen is a chef's dream, complemented by a separate spice kitchen for added culinary flexibility. A dedicated side entrance to the basement provides endless potential for future development or rental opportunities. Upstairs, you'll find one luxurious master bedrooms, completed with walk-in closets and private en-suite bathrooms, offering a true retreat. An additional two bedroom, a full bathroom, and a spacious bonus room—perfect for kids' play, a family.

Built in 2024

### Essential Information

MLS® # E4429417

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,351                  |
| 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 | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | None  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Park/Reserve, Playground Nearby, Schools, Shopping |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 98              |
| Zoning         | Zone 53         |

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Listing information last updated on July 13th, 2025 at 7:32am MDT