

\$889,000 - 2408 1 Ave Sw, Edmonton

MLS® #E4461942

\$889,000

5 Bedroom, 4.00 Bathroom, 2,696 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

* HUGE PIE LOT * BACKING TO TREE-LINE
* PRE-CONSTRUCTION * 5 BEDROOM AND
4 BATH WITH OPEN TO ABOVE, SPICE
KITCHEN, MAIN FLOOR OFFICE/BEDROOM
AND FULL BATH, GLASS RAILING,
FEATURE WALLS, CUSTOM KITCHEN

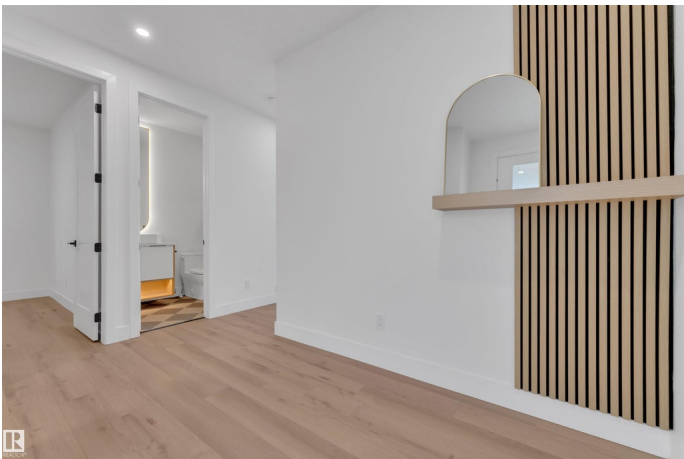
Built in 2025

Essential Information

MLS® #	E4461942
Price	\$889,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,696
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2408 1 Ave Sw
Area	Edmonton
Subdivision	Alces
City	Edmonton



County	ALBERTA
Province	AB
Postal Code	T6X 3E2

Amenities

Amenities	See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Creek, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 13th, 2025
Days on Market	6
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 October 19th, 2025 at 6:17am MDT