

# \$1,249,000 - 3104 2 Ave Avenue, Edmonton

MLS® #E4449558

**\$1,249,000**

1 Bedroom, 4.50 Bathroom, 3,238 sqft

Single Family on 0.00 Acres

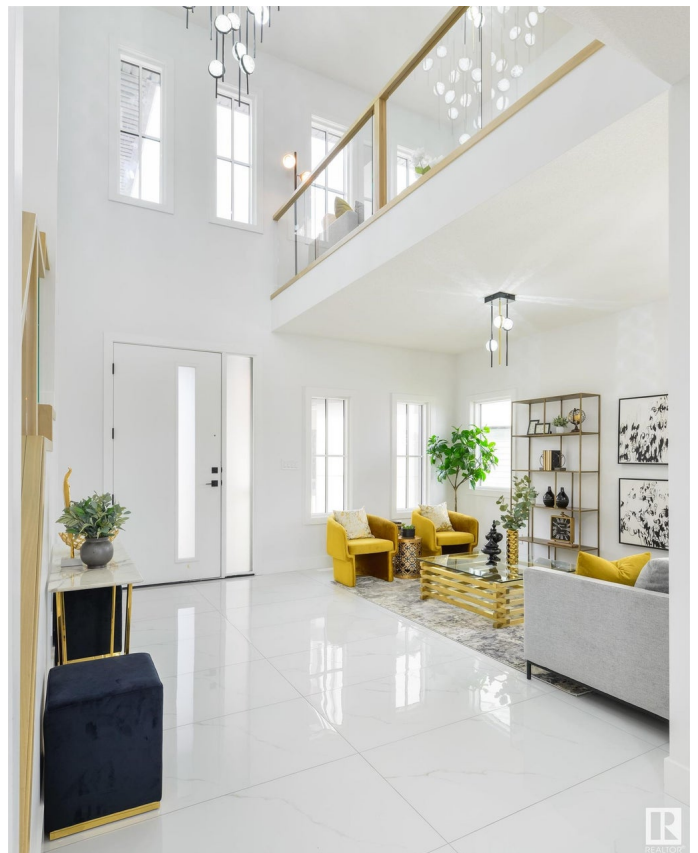
Alces, Edmonton, AB

This beautifully designed 5-bedroom, 4.5-bath home that offers the perfect blend of functionality and luxury. Thoughtfully laid out for multigenerational living, this home features a main floor bedroom with a full ensuite, along with an additional half bath for guestsâ€™ ideal for extended family or visitors. As you enter, youâ€™re greeted by a welcoming front living room that offers a quiet space to relax or entertain. The heart of the home boasts a stunning open-to-below great room, seamlessly connected to a spacious dining area, a stylish kitchen, and a fully equipped spice kitchenâ€™ perfect for those who love to cook and entertain. Upstairs, youâ€™ll find four generously sized bedrooms, including two with ensuites and one additional common bath, ensuring ample comfort and privacy for every family member. This home offers both convenience and elegance. Adding even more value, this home features a walkout basement, offering potential for future development, natural light, and easy access to the backyard.

Built in 2025

## Essential Information

MLS® #	E4449558
Price	\$1,249,000
Bedrooms	1



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,238
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3104 2 Ave Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C7

### Amenities

Amenities	Ceiling 9 ft., Deck, Walkout Basement, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 24th, 2025

Days on Market                3

Zoning                              Zone 53



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