

\$594,900 - 2275 Alces Drive, Edmonton

MLS® #E4452282

\$594,900

4 Bedroom, 3.00 Bathroom, 1,515 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the BRAND NEW Sienna model home by 35 yr builder Excel Homes in sought after ALCES! FACING A BEAUTIFUL STORMWATER POND across the street it is a bright and open-laned home designed with families in mind. The main floor with 9ft ceilings and LVP flooring offers flexibility and a great place to entertain, with a central upgraded kitchen w/quartz counters and plenty of seating in the great room. This home also offers 4 BEDROOMS, one of which is on the main floor w/FULL BATH on main. The bonus room, laundry, main bath are on the second floor, which separates the additional 2 BEDROOMS from the SPACIOUS primary suite w/FULL ensuite. SEPARATE ENTRANCE can accommodate a future full legal suite WITH ROUGH-INS and 9 FT CEILINGS! certified Built Green construction! LANDSCAPING, CENTRAL A/C, LEGAL FEES/CLOSING COSTS, BLINDS INCLUDED! VALUE!! Close to all amenities! Completion September 5th, 2025

Built in 2025

Essential Information

MLS® # E4452282

Price \$594,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,515
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2275 Alces Drive
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 Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond

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

Additional Information

Date Listed	August 9th, 2025
Days on Market	62
Zoning	Zone 53

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