

## \$375,900 - 2606 Alces Way, Edmonton

MLS® #E4444802

**\$375,900**

2 Bedroom, 2.50 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

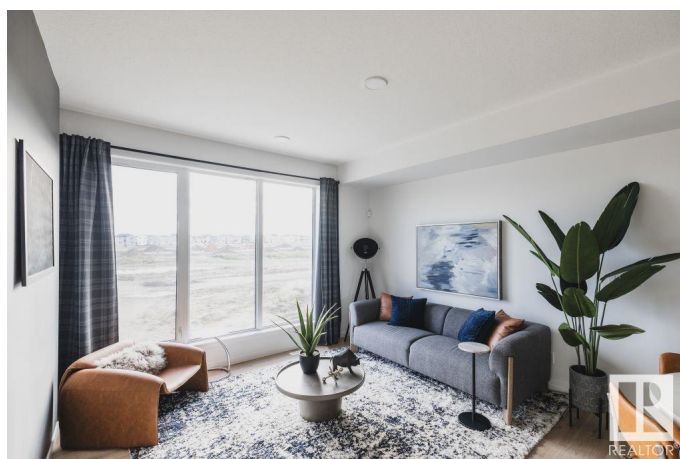
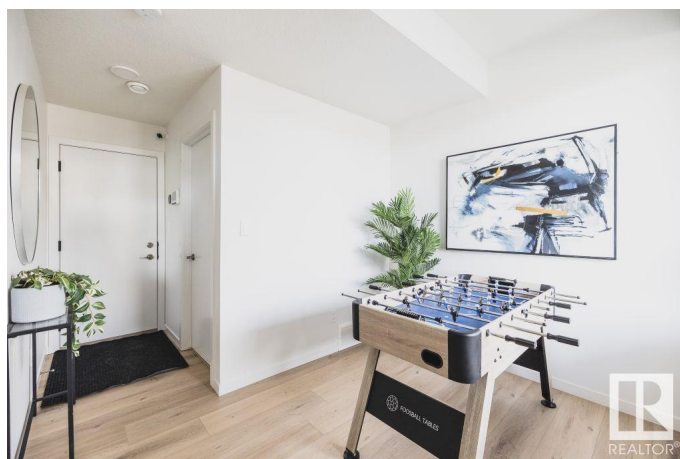
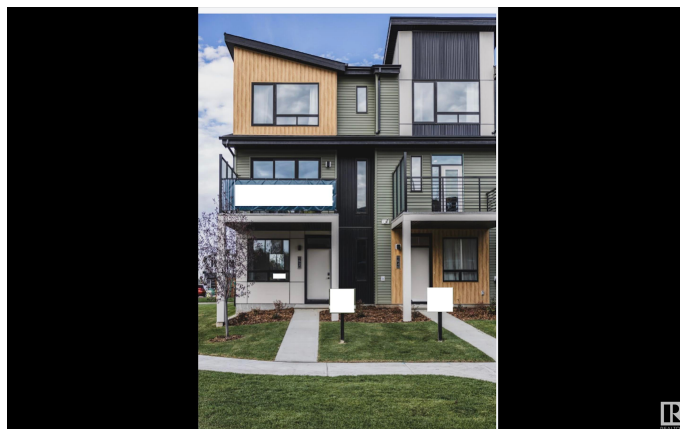
Alces, Edmonton, AB

Welcome to the Metro Fit 14 by award-winning Cantiro Homes! This stylish 3-storey townhome in the vibrant community of Alces offers 1156 sq ft of thoughtfully designed living space with 2 beds, 2.5 baths, and a flex room—perfect for a home office, gym, or guest area. Enjoy 9 ft ceilings on the ground and main floors, large windows for natural light, and a modern kitchen with microwave, OTR hood fan, fridge, and stove—all flowing to a private balcony. Additional features include upper-floor laundry, a professionally landscaped exterior, oversized rear-attached single garage, and NO CONDO FEES. Located near parks, shopping, and future amenities, this home is perfect for first-time buyers or those looking to downsize without compromise. Photos are for representation only. Colours and finishing may vary.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444802  |
| Price          | \$375,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,156     |



|            |                      |
|------------|----------------------|
| Acres      | 0.00                 |
| Year Built | 2025                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 3 Storey             |
| Status     | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2606 Alces Way |
| Area        | Edmonton       |
| Subdivision | Alces          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0T 0T0        |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Over Sized, Single Garage Attached               |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 3                                                 |
| Has Basement      | Yes                                               |
| Basement          | None, No Basement                                 |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Park/Reserve, Picnic Area, Race Track, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 39              |
| 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 August 5th, 2025 at 4:03pm MDT