

## \$749,000 - 2904 1 Avenue, Edmonton

MLS® #E4455354

**\$749,000**

4 Bedroom, 3.00 Bathroom, 2,368 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this BRAND NEW CUSTOM built 2341 SQFT home(REGULAR LOT) by SINGH BUILDERS nestled in the new community of Alces. As you step inside, the main floor offers OPEN-TO-BELOW concept, creating an inviting and spacious atmosphere. This level features a convenient BEDROOM and FULL BATHROOM. The beautifully crafted main kitchen extends into a generously sized nook adorned with elegant tiles and cabinetry, while also including a SPICE KITCHEN. Upstairs, a versatile bonus room awaits, complete with its own fireplace. The MASTER BEDROOM suite is a sanctuary of comfort, with an ENSUITE offering dual vanities, a luxurious soaker tub, and a beautifully tiled standing shower. Two additional well-appointed bedrooms, a full bathroom, A PRAYER ROOM, and a practical laundry room complete the upper level. The backyard features a deck with no rear neighbours, offering enhanced privacy and peace. The property also includes a SEPARATE ENTRANCE, providing an excellent opportunity for a future legal rental suite.

Built in 2024

### Essential Information

MLS® # E4455354

Price \$749,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,368                  |
| 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 | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Paved Lane, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025

Days on Market                63

Zoning                              Zone 53

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