

## **\$524,900 - 2275 Alces Drive, Edmonton**

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MLS® #E4452282

**\$524,900**

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! Front landscaping rear final grade incl, LEGAL FEES incl less disbursements if you use sellers lawyer, BLINDS INCLUDED! VALUE!! Close to all amenities! Completion September 5th, 2025

Built in 2025

### **Essential Information**

MLS® # E4452282

Price \$524,900



|                |                        |
|----------------|------------------------|
| 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        | 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, Partially 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 | 84               |
| Zoning         | Zone 53          |

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Listing information last updated on November 1st, 2025 at 2:17am MDT