

Courtesy Of Lorri L Brewer Of Infinite Realty Service

## \$799,000 - 2916 1 Avenue, Edmonton

MLS® #E4421312

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,665 sqft  
Single Family on 0.00 Acres

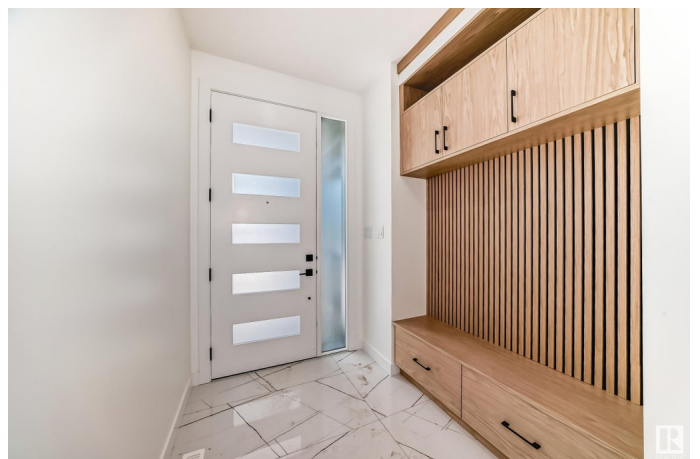
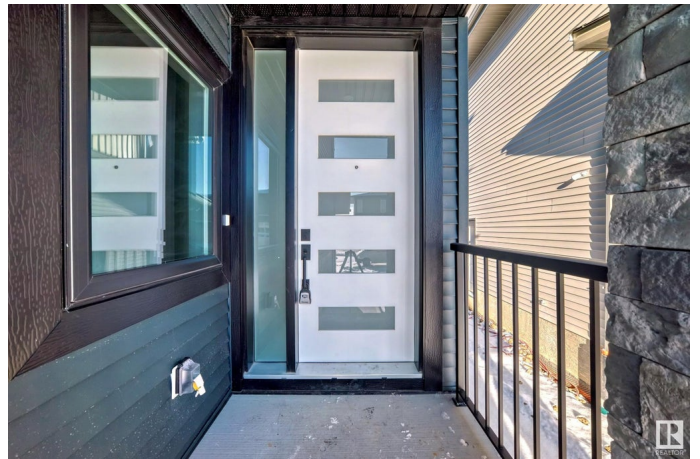
Alces, Edmonton, AB

Situated on a regular lot, walking distance to parks & shopping this sophisticated home is 2,665 sqft is built with upgraded premium materials. The exterior boasts an architectural roofline, large windows, covered front entrance and rich stone accents. Throughout the inside of the home you will enjoy a warm rich color scheme. Main floor entrance welcomes you with exquisite tile flooring, grand living room, large bdrm with walk in closet & full bathroom. The second living room is open to below with 19 foot ceilings, designer feature wall with electric fireplace, kitchen/dining/spice kitchen are flooded with natural light from impressively large windows. On the second floor, there are 4 large bdrms & 3 full bathrooms. Two bdrms have full ensuites and the other 2 bdrms share a full bathroom. The third living room has a view overlooking the greenspace, filled with natural light and designer feature wall. The separate entrance, attached double garage, & no neighbors in your back yard, this one will impress!

Built in 2024

### Essential Information

MLS® #	E4421312
Price	\$799,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	2,665
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2916 1 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3E3

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	30
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 March 14th, 2025 at 6:47am MDT