

## **\$594,900 - 2275 Alces Drive, Edmonton**

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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, Insulation-Upgraded, Smart/HVAC System, 9 ft. Basement Ceiling |
| Parking       | Double Garage Detached                                                                   |
| Is Waterfront | Yes                                                                                      |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher, Garage Opener, Microwave, Stove, 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 | 47               |
| Zoning         | Zone 53          |

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Listing information last updated on September 25th, 2025 at 4:17am MDT