

# \$664,900 - 2268 4th Av Sw Sw, Edmonton

MLS® #E4452300

**\$664,900**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Single Family

Alces, Edmonton, Alberta

Welcome to sought after ALCES & Excel Homes popular model the Rosewood. With just under 2300 sf upon entering youâ€™re greeted with 9ft ceilings, LVP flooring, a grand statement foyer, setting the tone for its spacious and thoughtfully designed layout. FLEX ROOM & FULL BATH offer the perfect setup for multi-generational living or hosting guests. At the heart of the home, the open-concept main floor features a beautifully upgraded kitchen, an island extension, 1.25 QUARTZ COUNTERTOPS THROUGHOUT, SS appliances, Large WALK THRU PANTRY flows seamlessly into the bright and SPACIOUS great room and dining nook. Upstairs, the bonus room acts as a natural divider, offering privacy between the primary suite and additional bedrooms. Completing the second floor are a total of 4 bedrooms, full bath, and convenient laundry room. The 9â€™ basement is roughed-in for a LEGAL SUITE, GREEN BUILT. FULL LANDSCAPING, CENTRAL A/C INCL, LEGAL FEES/CLOSING COSTS INCL, BLINDS INCL. Completion September 22, 2025 (id:6289)

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4452300  |
| Price     | \$664,900 |
| Bedrooms  | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Square Footage | 2,238         |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2268 4th Av Sw Sw |
| Subdivision | Alces             |
| City        | Edmonton          |
| Province    | Alberta           |
| Postal Code | T0T0T0            |

## Amenities

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Amenities    | Playground, Public Transit, Schools, Shopping, Ceiling - 9ft |
| Features     | Flat site                                                    |
| Parking      | Attached Garage                                              |
| # of Garages | 1                                                            |

## Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                                                     |
| Cooling      | Central air conditioning                                                                                                                       |
| # of Stories | 2                                                                                                                                              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Century 21 Signature Realty |
|----------------|-----------------------------|



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