

\$624,587 - 2252 4 Av Sw, Edmonton

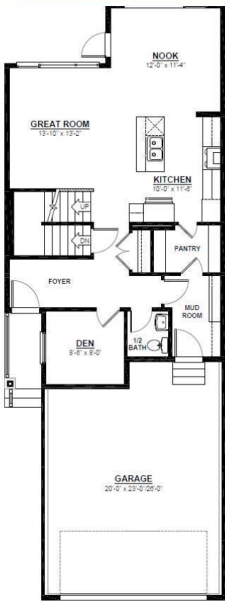
MLS® #E4460258

\$624,587

3 Bedroom, 3.00 Bathroom, 1,956 sqft
Single Family

Alces, Edmonton, Alberta

Discover exceptional quality in this beautifully designed home, the Brampton Z model. Step inside to soaring 9'™ foundation walls and a spacious layout designed for modern living. The main floor includes a full bathroom and a versatile den, perfect for a home office or guest space. In the great room, enjoy cozy evenings by the electric fireplace, creating a warm and inviting atmosphere. The chef-inspired kitchen features stylish 2-tone cabinetry with soft-close doors, a double pull-out garbage receptacle, and high-end stainless steel appliances, including a 30" electric cooktop, built-in wall oven and microwave, fridge/freezer, and dishwasher—everything you need for seamless cooking and entertaining. Upgrades continue with a separate side entrance, providing future suite potential, plus basement rough-ins for a laundry area and sink, giving you flexibility for future development. (id:6289)



MAIN FLOOR
872 SQ.FT
(9 FT. CEILINGS)



2ND FLOOR
1,084 SQ.FT
(8 FT. CEILINGS)

Built in 2025

Essential Information

Listing #	E4460258
Price	\$624,587
Bedrooms	3
Bathrooms	3.00
Square Footage	1,956
Year Built	2025
Type	Single Family

Sub-Type Freehold

Community Information

Address 2252 4 Av Sw
Subdivision Alces
City Edmonton
Province Alberta
Postal Code T0T0T0

Amenities

Amenities Airport, Schools, Shopping, Ceiling - 9ft
Features No Animal Home, No Smoking Home
Parking Attached Garage
of Garages 1

Interior

Appliances Dishwasher, Microwave Range Hood Combo, Refrigerator, Stove
Heating Forced air
of Stories 2

Listing Details

Listing Office Exp Realty



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