# \$614,900 - 2811 5 Avenue, Edmonton

MLS® #E4421606

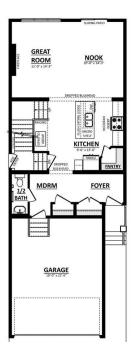
#### \$614,900

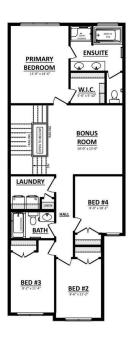
4 Bedroom, 2.50 Bathroom, 1,960 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

Discover the Aera model, a home designed for modern living with an exceptional balance of style, comfort, and practicality. From the moment you enter, a spacious foyer welcomes you, setting the stage for the open and airy design. A convenient mudroom off the garage provides an alternate entry, complete with a half bath. At the heart of the home, the beautifully designed central kitchen features a corner pantry & a flush eating ledge, offering both function and style. The adjacent great room and dining nook provide a seamless flow for family gatherings and entertaining. A side entrance adds flexibility, offering direct access to the basement. Upstairs, this thoughtfully designed layout includes four bedrooms, ensuring plenty of space for family & guests. A centrally located laundry room & a versatile bonus room create the perfect spot for relaxation. The private primary bedroom, located at the rear of the home, features a spacious walk-in closet & a 5 piece ensuite. Photos representative







Built in 2025

#### **Essential Information**

MLS® # E4421606 Price \$614,900

Bedrooms 4

Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,960 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2811 5 Avenue

Area Edmonton

Subdivision Alces

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1A7

#### **Amenities**

Amenities No Animal Home, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances None

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Fiber Cement, Stone, Vinyl

Exterior Features Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Stone,

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 14th, 2025

Days on Market 71

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 April 26th, 2025 at 12:02pm MDT