

\$749,000 - 2904 1 Avenue, Edmonton

MLS® #E4455354

\$749,000

4 Bedroom, 3.00 Bathroom, 2,368 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this BRAND NEW CUSTOM built 2341 SQFT home(REGULAR LOT) by SINGH BUILDERS nestled in the new community of Alces. As you step inside, the main floor offers OPEN-TO-BELOW concept, creating an inviting and spacious atmosphere. This level features a convenient BEDROOM and FULL BATHROOM. The beautifully crafted main kitchen extends into a generously sized nook adorned with elegant tiles and cabinetry, while also including a SPICE KITCHEN. Upstairs, a versatile bonus room awaits, complete with its own fireplace. The MASTER BEDROOM suite is a sanctuary of comfort, with an ENSUITE offering dual vanities, a luxurious soaker tub, and a beautifully tiled standing shower. Two additional well-appointed bedrooms, a full bathroom, A PRAYER ROOM, and a practical laundry room complete the upper level. The backyard features a deck with no rear neighbours, offering enhanced privacy and peace. The property also includes a SEPARATE ENTRANCE, providing an excellent opportunity for a future legal rental suite.

Built in 2024

Essential Information

MLS® # E4455354

Price \$749,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,368
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2904 1 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3E2

Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Paved Lane, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 33

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 October 1st, 2025 at 7:02pm MDT