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

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! FRONTING IS THE POND! 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 in 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! Green built! Tankless water system, HRV, eco bee thermostat, upgraded insulation, solar panel rough in, DOUBLE DETACHED GARAGE, are just some of the extras in this home. Close to all amenities!!



Built in 2025

# **Essential Information**

MLS® # E4452282 Price \$594,900

Bedrooms 4
Bathrooms 3.00

Full Baths 3

Year Built

1,515 Square Footage

Acres 0.00

Type Single Family

Sub-Type **Detached Single Family** 

2025

Style 2 Storey Active Status

# **Community Information**

2275 Alces Drive Address

Area Edmonton

Subdivision **Alces** 

City Edmonton County **ALBERTA** 

**Province** AB

Postal Code TOT OTO

## **Amenities**

**Amenities** Ceiling ft.. Detecto

Insulation-Upgraded, Smart/F

System, 9 ft. Basement Ceilir

**Parking Double Garage Detached** 

Is Waterfront Yes

#### Interior

**Interior Features** ensuite bathroom

Dishwasher-Built-In, Dryer, G **Appliances** 

Hood Fan, Refrigerator, Stov

Heating Forced Air-1, Natural Gas

**Stories** 2

Yes Has Basement

Full, Unfinished Basement

### **Exterior**

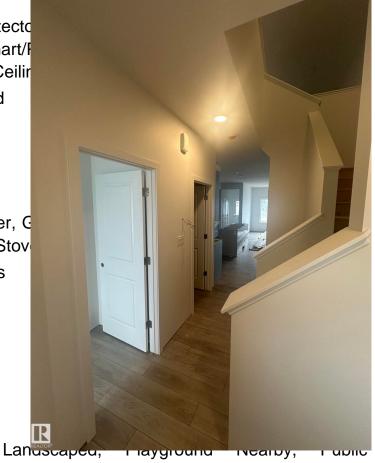
Exterior Wood, Stone, Vinyl

**Exterior Features** Flat Site. Partially

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 2

Zoning Zone 53

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Listing information last updated on August 11th, 2025 at 5:32pm MDT