

## \$664,900 - 2268 4th Avenue, Edmonton

MLS® #E4452300

**\$664,900**

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

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 with a SEPARATE ENTRANCE. GREEN BUILT w/upgraded insulation, ecobee thermostat, tankless HW, & more! DONT DELAY!



Built in 2025

### Essential Information

MLS® # E4452300

Price \$664,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,238
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

**Community Information**

Address	2268 4th Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

**Amenities**

Amenities	Ceiling 9 ft., Detecto Insulation-Upgraded, Smart/F System, 9 ft. Basement Ceilir
Parking	Double Garage Attached

**Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G Hood Fan, Refrigerator, Stov
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby



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 2:17pm MDT