

## \$799,990 - 2812 1 Ave, Edmonton

MLS® #E4444494

**\$799,990**

5 Bedroom, 3.00 Bathroom, 2,622 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Discover your dream home in the desirable and growing community of Alces. This stunning brand new single-family detached home features a front double garage, 5 spacious bedrooms, and 3 full bathrooms, making it ideal for large families or multi-generational living. The main floor welcomes you with a grand open-to-above living area, highlighted by an elegant indent ceiling and a beautiful feature wall. The heart of the home is the modern kitchen, perfectly complemented by a fully equipped spice kitchen—ideal for extra prep space and entertaining. Upstairs, you'll find a generous bonus room with another stylish indent ceiling, perfect for a second lounge or media area. The primary suite features a spa-like en-suite and access to a private upper-level balcony. Step outside to enjoy a large main-level deck, perfect for summer BBQs and relaxing evenings. Located in a quiet, family-friendly neighbourhood with quick access to parks, schools, and major roadways. Also side entrance for future basement development.

Built in 2025

### Essential Information

MLS® # E4444494

Price \$799,990



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,622
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2812 1 Ave
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3E3

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	56
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 August 21st, 2025 at 12:03pm MDT