

# \$759,900 - 2748 1 Avenue, Edmonton

MLS® #E4420251

## \$759,900

5 Bedroom, 3.00 Bathroom, 2,538 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

This Modern house with OVER 2500 sq ft on REGULAR LOT comes with High end finishings and lots of functional upgrades like SIDE ENTRANCE TO BASEMENT +SPICE KITCHEN +main floor Bedroom and full Bathroom + 2 living areas and main living room comes with OPEN TO ABOVE CEILING + TILES FLOOR on main level + Built in Bluetooth Speakers + BEAUTIFUL FEATURE WALLS + Glass Railing + lots of windows + Upgraded Chandeliers/Light Fixtures + Drainage in Garage + MDF Shelves through out house.. Upstairs you will find 4 bedrooms + 2 bathrooms + BONUS ROOM and a laundry room ..

Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4420251               |
| Price          | \$759,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,538                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 2748 1 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3E4       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                            |
| Exterior Features | Airport Nearby, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Stone, Vinyl                            |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 77                 |
| Zoning         | Zone 53            |

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Listing information last updated on April 22nd, 2025 at 3:47am MDT