

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

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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! FACING A BEAUTIFUL STORMWATER POND across the street 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 is 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! certified Built Green construction! LANDSCAPING, CENTRAL A/C, LEGAL FEES/CLOSING COSTS, BLINDS INCLUDED! VALUE!! Close to all amenities! Completion September 5th, 2025

Built in 2025

### **Essential Information**

MLS® #	E4452282
Price	\$594,900
Bedrooms	4



Bathrooms 3.00  
Full Baths 3  
Square Footage 1,515  
Acres 0.00  
Year Built 2025  
Type Single Family  
Sub-Type Detached Single Family  
Style 2 Storey  
Status Active

### Community Information

Address 2275 Alces Drive  
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 Ceilin  
Parking Double Garage Detached  
Is Waterfront Yes

### Interior

Interior Features ensuite bathroom  
Appliances Air Conditioning-Central, Di  
Garage Opener, Microwave  
Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Flat Site, Landscaped, Playground Nearby, Public 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	32
Zoning	Zone 53

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Listing information last updated on September 10th, 2025 at 12:02am MDT