

# \$749,900 - 2832 1 Avenue, Edmonton

MLS® #E4432892

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,463 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Amazing pre-construction opportunity to build your dream custom home in the growing community of Alces! One of the last remaining lots that backs onto a serene green space! Design a fully customizable layout with options for up to 5 bedrooms (or 4 bedrooms and a bonus room), 3 full bathrooms, a spice kitchen with walk-thru pantry, open-to-above living room, extended kitchen with dining nook, and a separate entrance to the basement—ideal for future development or suite potential. Choose your own interior finishings, fixtures, and floor plan to suit your lifestyle. Don't miss your chance to create a personalized home in one of Edmonton's newest and most exciting neighbourhoods!

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4432892      |
| Price          | \$749,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,463         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



FRONT ELEVATION

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

Community Information

|             |               |
|-------------|---------------|
| Address     | 2832 1 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3E2       |

Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors,<br>Smoke, Dugout Basement,<br>Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

Interior

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

Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Flat Site, No Back Lane, Park/Reserve,<br>Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 53          |



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Listing information last updated on May 1st, 2025 at 12:02am MDT