

# \$639,900 - 2807 5 Avenue, Edmonton

MLS® #E4449035

## \$639,900

4 Bedroom, 3.00 Bathroom, 2,244 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

The Evan quick-possession home at 2807 5 Ave SW in Alces offers 2,110 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached garage. The open-concept main floor seamlessly connects a chef-inspired kitchen with island, full-height cabinetry, and stainless-steel appliances to the living and dining areas, ideal for both everyday living and entertaining. Upstairs, the primary bedroom features a walk-in closet and ensuite bathroom, accompanied by two additional bedrooms and a full bathroom. Stylish finishes and built-green energy-efficient systems add both comfort and value. The home is backed by full new-home warranty coverage. Photos are representative. Beautiful design, quality craftsmanship, and move-in readiness make this Evan model a standout in Alces.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449035  |
| Price          | \$639,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,244     |
| Acres          | 0.00      |
| Year Built     | 2025      |



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

### Community Information

|             |               |
|-------------|---------------|
| Address     | 2807 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1A7       |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stone, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 22nd, 2025 |
|-------------|-----------------|

Days on Market 96

Zoning Zone 53

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Listing information last updated on October 26th, 2025 at 4:47am MDT