

\$624,587 - 2252 4 Avenue, Edmonton

MLS® #E4460258

\$624,587

3 Bedroom, 3.00 Bathroom, 1,956 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

Discover exceptional quality in this beautifully designed home, the Brampton Z model. Step inside to soaring 9’™ foundation walls and a spacious layout designed for modern living. The main floor includes a full bathroom and a versatile den, perfect for a home office or guest space. In the great room, enjoy cozy evenings by the electric fireplace, creating a warm and inviting atmosphere. The chef-inspired kitchen features stylish 2-tone cabinetry with soft-close doors, a double pull-out garbage receptacle, and high-end stainless steel appliances, including a 30” electric cooktop, built-in wall oven and microwave, fridge/freezer, and dishwasher—everything you need for seamless cooking and entertaining. Upgrades continue with a separate side entrance, providing future suite potential, plus basement rough-ins for a laundry area and sink, giving you flexibility for future development.



MAIN FLOOR
872 SQ.FT
(9 FT. CEILINGS)

2ND FLOOR
1,084 SQ.FT
(8 FT. CEILINGS)

Built in 2025

Essential Information

MLS® #	E4460258
Price	\$624,587
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,956
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2252 4 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	24

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 October 25th, 2025 at 12:47pm MDT