

\$599,900 - 2256 4 Avenue, Edmonton

MLS® #E4466038

\$599,900

5 Bedroom, 3.00 Bathroom, 2,205 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to sought after Alces in southwest Edmonton and the Kensington by Excel Homes. At over 2200 SF this home has it all. Upon entering you are greeted with 9 FT ceilings, LVP flooring, BEDROOM ON MAIN, kitchen wth QUARTZ COUNTERTOPS, plenty of cabinets, STAINLESS STEEL APPLIANCES, adjacent PANTRY ROOM, SPACIOUS NOOK and open concept livingroom. FULL BATH completes the main floor. Carpet upstairs, convenient BONUS ROOM separates the LARGE PRIMARY wth 5 piece ensuite/walk-in closet and the 3 BEDROOMS. LAUNDRY and FULL BATH on this second floor. Property backs onto a LANE, FRONT DOUBLE ATTACHED GARAGE. Front landscapng included, rear to final grade. Property is Green Built offering ecobee thermostat, solar panel rough in, HRV, tankless water and more! Close to future schools and shopping nearby with bus transportation and Anthony Henday. Completion December 18, 2025.



Built in 2025

Essential Information

MLS® #	E4466038
Price	\$599,900
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	2,205
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2256 4 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3L4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	290.91
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 17th, 2025
Days on Market	1
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 November 18th, 2025 at 11:17am MST