

## \$469,900 - 2253 Alces Drive, Edmonton

MLS® #E4447985

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

The Focus-z is a 1,400 sq.ft., two-storey home with 3 bedrooms, 2.5 bathrooms and a 9ft. main floor ceiling. Upon entering this home into the foyer, there is a closet for storage then it leads into the great room where an optional fireplace can be selected. The wrap around kitchen is spacious with a pantry and eating bar open to the nook with space for a tech center. The rear entry offer ample space for storage along with closets and a private half bath. The second floor has 3 bedrooms, a laundry room with linen storage and a main bathroom. The Primary bedroom features a walk in closet and airy ensuite.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447985               |
| Price          | \$469,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,400                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2253 Alces Drive |
| Area        | Edmonton         |
| Subdivision | Alces            |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0T 0T0          |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 2                                              |
| Parking        | Parking Pad Cement/Paved                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Microwave Hood Fan-Two    |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 53         |

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Listing information last updated on August 20th, 2025 at 12:02am MDT