

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

MLS® #E4447985

**\$469,900**

3 Bedroom, 2.5 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

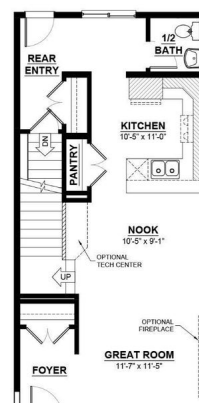
Alces, Edmonton, AB

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	7
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 July 22nd, 2025 at 10:17am MDT