

## \$469,900 - 413 27 Street, Edmonton

MLS® #E4425462

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,542 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Surrounded by natural beauty, Alces has endless paved walking trails, community park spaces and is close to countless amenities. Perfect for modern living and outdoor lovers. With over 1500 square feet of open concept living space, the Kingston-D, with rear detached garage, from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry on the second floor. The 9-foot main floor ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. Rear double detached garage included. PLUS \$5000 BRICK CREDIT! \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2024

### Essential Information

MLS® #	E4425462
Price	\$469,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,542
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	413 27 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3H9

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
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 March 13th, 2025

Days on Market 55

Zoning Zone 53

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Listing information last updated on May 7th, 2025 at 12:17pm MDT