

# \$749,900 - 2836 1 Avenue, Edmonton

MLS® #E4432892

## \$749,900

4 Bedroom, 3.00 Bathroom, 2,463 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Amazing pre-construction opportunity to build your dream custom home in the growing community of Alces! One of the last remaining lots that backs onto a serene green space! Design a fully customizable layout with options for up to 5 bedrooms (or 4 bedrooms and a bonus room), 3 full bathrooms, a spice kitchen with walk-thru pantry, open-to-above living room, extended kitchen with dining nook, and a separate entrance to the basement—ideal for future development or suite potential. Choose your own interior finishings, fixtures, and floor plan to suit your lifestyle. Don't miss your chance to create a personalized home in one of Edmonton's newest and most exciting neighbourhoods!

Built in 2025

### Essential Information

MLS® #	E4432892
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,463
Acres	0.00
Year Built	2025
Type	Single Family



FRONT ELEVATION

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2836 1 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3E2

Amenities

Amenities	Carbon Monoxide Detectors, Smoke, Dugout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

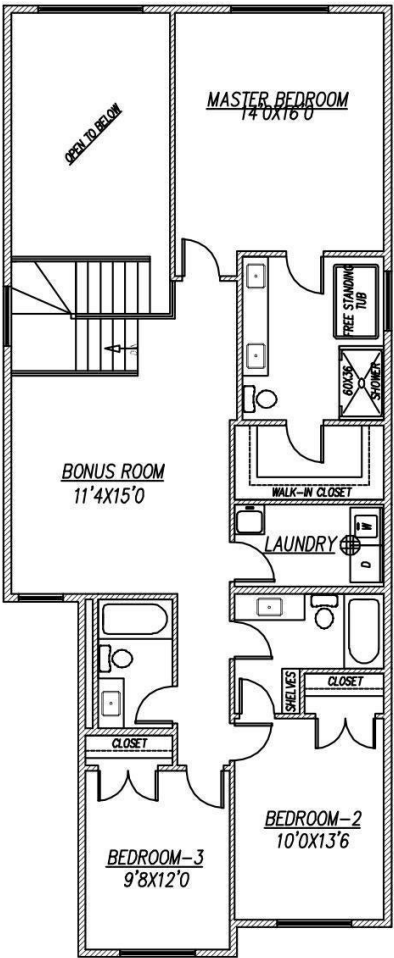
Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Ope
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 25th, 2025
Days on Market	119
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 August 22nd, 2025 at 1:17pm MDT