

Courtesy Of Divesh Vaishnav Of Exp Realty

# \$624,587 - 2252 4 Avenue, Edmonton

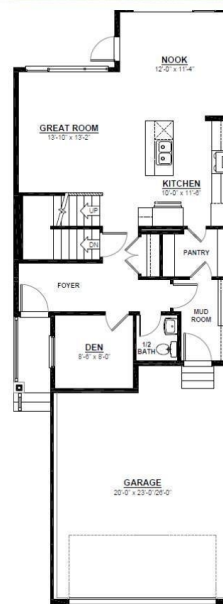
MLS® #E4460258

## \$624,587

3 Bedroom, 3.00 Bathroom, 1,956 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Discover exceptional quality in this beautifully designed home, the Brampton Z model. Step inside to soaring 9'™ foundation walls and a spacious layout designed for modern living. The main floor includes a full bathroom and a versatile den, perfect for a home office or guest space. In the great room, enjoy cozy evenings by the electric fireplace, creating a warm and inviting atmosphere. The chef-inspired kitchen features stylish 2-tone cabinetry with soft-close doors, a double pull-out garbage receptacle, and high-end stainless steel appliances, including a 30" electric cooktop, built-in wall oven and microwave, fridge/freezer, and dishwasher—everything you need for seamless cooking and entertaining. Upgrades continue with a separate side entrance, providing future suite potential, plus basement rough-ins for a laundry area and sink, giving you flexibility for future development.



**MAIN FLOOR**  
872 SQ.FT  
(9 FT. CEILINGS)



**2ND FLOOR**  
1,084 SQ.FT  
(8 FT. CEILINGS)

Built in 2025

## Essential Information

MLS® #	E4460258
Price	\$624,587
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,956
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2252 4 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	13

## Zoning

## Zone 53

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Listing information last updated on October 14th, 2025 at 12:47pm MDT