

# \$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	135
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 September 7th, 2025 at 5:02am MDT