

Courtesy Of David Lofthaug Of Bode

## \$598,900 - 2607 5 Avenue, Edmonton

MLS® #E4434552

**\$598,900**

3 Bedroom, 2.50 Bathroom, 1,958 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

The beautiful L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice sized island; 4-piece Samsung appliance package included. A walk-in-closet and mudroom with built-in bench, shelf & hooks complete the main floor. Spindle railing on the stairs and upper hall connect the main floor to upper level and large central bonus room. A side entrance is included for potential future development; Basement ceiling height upgraded to 9'6"™, for a more spacious feel; 3-piece Rough-In for future bathroom. Primary bedroom features a large walk-through closet that connects through to laundry room, and an ensuite with dual sinks and a walk-in shower. Quartz countertops in kitchen and bathrooms Luxury Vinyl Plank flooring throughout the main floor and all bathrooms. This Bedrock Home includes a modern smart home technology system. Photos are representative

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434552  |
| Price      | \$598,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,958                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 2607 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3J1       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

**Additional Information**

Date Listed            May 5th, 2025  
Days on Market       89  
Zoning                 Zone 53

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