

\$469,900 - 2253 Alces Drive, Edmonton

MLS® #E4447985

\$469,900

3 Bedroom, 2.50 Bathroom, 1,400 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

The Focus-z is a 1,400 sq.ft., two-storey home with 3 bedrooms, 2.5 bathrooms and a 9ft. main floor ceiling. Upon entering this home into the foyer, there is a closet for storage then it leads into the great room where an optional fireplace can be selected. The wrap around kitchen is spacious with a pantry and eating bar open to the nook with space for a tech center. The rear entry offer ample space for storage along with closets and a private half bath. The second floor has 3 bedrooms, a laundry room with linen storage and a main bathroom. The Primary bedroom features a walk in closet and airy ensuite.

Built in 2025

Essential Information

MLS® #	E4447985
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

Community Information

Address	2253 Alces Drive
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan-Two
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	July 15th, 2025
Days on Market	18
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 2nd, 2025 at 7:02pm MDT