

Courtesy Of David Lofthaug Of Bode

# \$599,900 - 2811 5 Avenue, Edmonton

MLS® #E4421606

**\$599,900**

4 Bedroom, 2.50 Bathroom, 1,960 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Discover the Aera model, a home designed for modern living with an exceptional balance of style, comfort, and practicality. From the moment you enter, a spacious foyer welcomes you, setting the stage for the open and airy design. A convenient mudroom off the garage provides an alternate entry, complete with a half bath. At the heart of the home, the beautifully designed central kitchen features a corner pantry & a flush eating ledge, offering both function and style. The adjacent great room and dining nook provide a seamless flow for family gatherings and entertaining. A side entrance adds flexibility, offering direct access to the basement. Upstairs, this thoughtfully designed layout includes four bedrooms, ensuring plenty of space for family & guests. A centrally located laundry room & a versatile bonus room create the perfect spot for relaxation. The private primary bedroom, located at the rear of the home, features a spacious walk-in closet & a 5 piece ensuite. Photos representative



Built in 2025

## Essential Information

MLS® #	E4421606
Price	\$599,900
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,960
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2811 5 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A7

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Fiber Cement, Stone,  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 14th, 2025  
Days on Market 189  
Zoning Zone 53



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