

# \$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 | 18                |

## Zoning

## Zone 53

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Listing information last updated on October 19th, 2025 at 4:17pm MDT