# \$577,400 - 2607 5 Avenue, Edmonton

MLS® #E4434552

### \$577,400

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; 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 a potential Legal Suite; Basement ceiling height upgraded to 9', for a more spacious feel; 3-piece Rough-In for future bathroom. Primary suite 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.

Built in 2025

#### **Essential Information**

MLS® # E4434552

Price \$577,400 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 None

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 179

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 October 31st, 2025 at 8:02pm MDT