

\$664,900 - 2268 4th Avenue, Edmonton

MLS® #E4452300

\$664,900

4 Bedroom, 3.00 Bathroom, 2,238 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to sought after ALCES & Excel Homes popular model the Rosewood. With just under 2300 sf upon entering youâ€™re greeted with 9ft ceilings, LVP flooring, a grand statement foyer, setting the tone for its spacious and thoughtfully designed layout. FLEX ROOM & FULL BATH offer the perfect setup for multi-generational living or hosting guests. At the heart of the home, the open-concept main floor features a beautifully upgraded kitchen, an island extension, 1.25" QUARTZ COUNTERTOPS THROUGHOUT, SS appliances, Large WALK THRU PANTRY flows seamlessly into the bright and SPACIOUS great room and dining nook. Upstairs, the bonus room acts as a natural divider, offering privacy between the primary suite and additional bedrooms. Completing the second floor are a total of 4 bedrooms, full bath, and convenient laundry room. The 9â€™ basement is roughed-in for a LEGAL SUITE, GREEN BUILT. FULL LANDSCAPING, CENTRAL A/C INCL, LEGAL FEES/CLOSING COSTS INCL, BLINDS INCL. Completion September 22, 2025



Built in 2025

Essential Information

MLS® # E4452300

Price \$664,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,238
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2268 4th Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

Amenities

Amenities	Ceiling 9 ft., Detecto Insulation-Upgraded, Smart/F System, 9 ft. Basement Ceilir
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Di Garage Opener, Microwave Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby



Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	29
Zoning	Zone 53

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