

# \$499,900 - 2245 Alces Drive, Edmonton

MLS® #E4438230

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,783 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Maxima model by Daytona Homes. Open the front door to a spacious entry way and a beautiful open floor plan. Offering you 1,783 sq. ft. with a beautiful kitchen island. It features in sleek 18' wide layout, generous rear entry, all while giving you a den, ideal for a home office or playroom, and a rear living room layout which is perfect for those Summer nights. The bright windows will have you seeing the light all year long. Upstairs is complete with a generous size master bedroom with ensuite, 2 more bedrooms, stacked laundry area and a bonus room for that little extra needed space. This is a beautiful place to call home.

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4438230      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,783         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



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|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2245 Alces Drive |
| Area        | Edmonton         |
| Subdivision | Alces            |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0T 0T0          |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Microwave Hood Fan        |
| 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    | May 23rd, 2025 |
| Days on Market | 72             |
| Zoning         | Zone 53        |

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