# \$375,900 - 2606 Alces Way, Edmonton

MLS® #E4444802

#### \$375,900

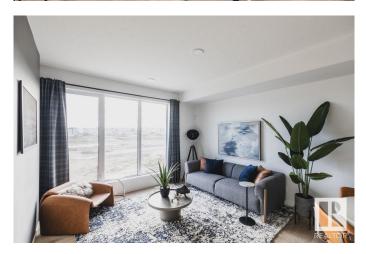
2 Bedroom, 2.50 Bathroom, 1,156 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Metro Fit 14 by award-winning Cantiro Homes! This stylish 3-storey townhome in the vibrant community of Alces offers 1156 sq ft of thoughtfully designed living space with 2 beds, 2.5 baths, and a flex roomâ€"perfect for a home office, gym, or guest area. Enjoy 9 ft ceilings on the ground and main floors, large windows for natural light, and a modern kitchen with microwave, OTR hood fan, fridge, and stoveâ€"all flowing to a private balcony. Additional features include upper-floor laundry, a professionally landscaped exterior, oversized rear-attached single garage, and NO CONDO FEES. Located near parks, shopping, and future amenities, this home is perfect for first-time buyers or those looking to downsize without compromise. Photos are for representation only. Colours and finishing may vary.







Built in 2025

#### **Essential Information**

| MLS® #         | E4444802  |
|----------------|-----------|
| Price          | \$375,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,156     |

| Acres      | 0.00                        |
|------------|-----------------------------|
| Year Built | 2025                        |
| Туре       | Single Family               |
| Sub-Type   | <b>Residential Attached</b> |
| Style      | 3 Storey                    |
| Status     | Active                      |

## **Community Information**

| Address     | 2606 Alces Way |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Alces          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | тот ото        |

## Amenities

| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
|-----------|--|
| Parking   | Over Sized, Single Garage Attached               |

### Interior

| Interior Features | ensuite bathroom                                  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                         |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                                 |

#### Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Park/Reserve, Picnic Area, Race Track, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                     |

## **Additional Information**

| Date Listed    | June 27th, 2025 |
|----------------|-----------------|
| Days on Market | 82              |
| Zoning         | Zone 53         |

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Listing information last updated on September 17th, 2025 at 5:02am MDT