

## \$599,900 - 2268 4th Avenue, Edmonton

MLS® #E4452300

**\$599,900**

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-IN 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 PERFECT for a LEGAL SUITE, GREEN BUILT. FULL LANDSCAPING INCLUDED rear to final grade, BLINDS INCL. Completion September 22, 2025

Built in 2025

### Essential Information

MLS® # E4452300

Price \$599,900



|                |                        |
|----------------|------------------------|
| 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., Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                 |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, 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, Partially 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 | 96               |
| Zoning         | Zone 53          |

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Listing information last updated on November 13th, 2025 at 6:02am MST