

Courtesy Of David Lofthaug Of Bode

## \$587,895 - 2607 5 Avenue, Edmonton

MLS® #E4434552

**\$587,895**

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 9'6"™, 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	\$587,895
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	Dishwasher-Built-In, Refrigerator, Stove-Electric
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 118

Zoning Zone 53

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