

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$439,900 - 427 32 Street, Edmonton

MLS® #E4453768

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

**QUICK POSSESSION AVAILABLE!** Welcome to the Metro Tailored 18 by award winning Cantiro Homes! This beautifully designed 3 storey townhome in the vibrant community of Alces offers 1,419 sq ft of thoughtfully planned living space with 3beds, 2.5 baths, and a versatile flex room on the ground level â€” ideal for home office, gym, or guest area. Enjoy the airy feel of 9 ft ceilings on both the ground and main floors, with large windows that flood the space with a natural light. The heart of the home is the modern kitchen, complete with microwave, OTR hoodfan, fridge, and stove â€” all flows seamlessly to the private balcony perfect for relaxing or entertaining. Additional highlights include a professionally landscaped exterior, a rear attached double garage, and the bonus of **NO CONDO FEES** â€” all in a growing community close to parks, shopping, and future amenities. Whether youâ€™re a first time buyer or looking to downsize without compromise, the Metro Tailored 18 is the perfect blend of style and convenience!

Built in 2025

### Essential Information

MLS® # E4453768

Price \$439,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,479                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 427 32 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3C8       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 17th, 2025

Days on Market                14

Zoning                              Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 31st, 2025 at 7:02pm MDT