

## \$599,900 - 2248 4th Avenue, Edmonton

MLS® #E4438201

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,121 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Daytona offers the Aviator at it best. Offering 2,108 sq. ft. with front attached garage this home featuring 3 bedrooms, 2.5 baths and a bonus room. The main floor has a 9 ft. ceiling and dropped great room. The foyer, with a privately located Half Bathroom, leads into a combined, open-concept great room and nook area for dining and entertaining purposes. The modern kitchen has a built-in microwave and a large walk-in pantry for extra space. The Upper floor includes 2 bedrooms, each with walk-in closets, a spacious bonus room, a full laundry room, the Master Bedroom, and a main bathroom with double sinks and a linen closet. For added convenience, the laundry room includes a hanging rail and an extra linen closet. The Primary bedroom has a sizable walk-in closet and an accompanying ensuite featuring double sinks, and a soaker tub. A must see home.



**MAIN FLOOR**  
902 Sq. Ft. | 9 Ft. ceiling



**SECOND FLOOR**  
1,206 Sq. Ft.



Built in 2025

### Essential Information

MLS® #	E4438201
Price	\$599,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,121
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2248 4th Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	77



## 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 8th, 2025 at 4:17pm MDT