

## \$434,900 - 417 32 Street, Edmonton

MLS® #E4445550

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

### IMMEDIATE POSSESSION AVAILABLE!

Welcome to the Metro Tailored 18 by Cantiro Homes in the vibrant community of Alces. This stylish 3-storey townhome offers 1,419 sq ft of well-designed living space, featuring 3 bedrooms, 2.5 bathrooms, and a versatile flex room on the ground level—perfect for a home office, gym, or guest space. Enjoy 9 ft ceilings on the ground and main floors, large windows, and a modern kitchen with included appliances that opens to a private balcony. Additional features include a rear attached double garage, professionally landscaped exterior, and the bonus of NO CONDO FEES. Ideally located close to parks, shopping, and future amenities. Perfect for first-time buyers or those looking to downsize without compromise.

Built in 2025

### Essential Information

MLS® #	E4445550
Price	\$434,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	417 32 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C8

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double 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	July 3rd, 2025
Days on Market	18
Zoning	Zone 53

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Listing information last updated on July 21st, 2025 at 2:47am MDT