

# \$889,000 - 2408 1 Ave Sw, Edmonton

MLS® #E4461942

**\$889,000**

5 Bedroom, 4.00 Bathroom, 2,696 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

\* HUGE PIE LOT \* BACKING TO TREE-LINE  
\* PRE-CONSTRUCTION \* 5 BEDROOM AND  
4 BATH WITH OPEN TO ABOVE, SPICE  
KITCHEN, MAIN FLOOR OFFICE/BEDROOM  
AND FULL BATH, GLASS RAILING,  
FEATURE WALLS, CUSTOM KITCHEN

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461942               |
| Price          | \$889,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,696                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 2408 1 Ave Sw |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T6X 3E2 |

### **Amenities**

|               |                        |
|---------------|------------------------|
| Amenities     | See Remarks            |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### **Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### **Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Backs Onto Park/Trees, Creek, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 18                 |
| 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 October 31st, 2025 at 1:47am MDT