

## \$752,000 - 136 28 Street, Edmonton

MLS® #E4429205

**\$752,000**

6 Bedroom, 5.00 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to Alces! 3 fully legal rentable suites in 1. This stunning, modern home is ideal for homeowners, investors, or multi-generational families. The main floor features a DEN and full bathroom including an open concept design accompanied by a sleek kitchen with modern appliances. As you move upstairs you will find 3 bedrooms including and 5 pc ensuite walk in closet and another full bathroom completes the space. The LEGAL basement suite features 2 bedrooms, 1 bathroom, a separate SIDE entrance, full kitchen, and in-suite laundryâ€”perfect for rental income or extended family. Additional to this The 1-bedroom garden suite is a fully self-contained unit with its own kitchen and laundry, offering privacy and comfort. Additional highlights include a detached garage, energy-efficient appliances, and a central location close to schools, shopping, and transit. ALL appliances included. Investors, first time homebuyers, or families to looking to offset there mortgage, home is calling.

Built in 2025

### Essential Information

MLS® # E4429205

Price \$752,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,110                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 136 28 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6E 6N1       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation |
| Roof              | See Remarks  |

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
| Foundation   | See Remarks |

**School Information**

|        |                         |
|--------|-------------------------|
| Middle | Ellerslie School        |
| High   | Elder Dr Francis School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 74              |
| Zoning         | Zone 53         |

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Listing information last updated on June 17th, 2025 at 1:17pm MDT