

## \$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 Homes presents the Aviator at its finest! This 2,108 sq. ft. two-story home with front-attached garage features 3 bedrooms, 2.5 bathrooms, and a spacious bonus room—perfect for modern family living. The main floor offers 9 ft. ceilings and a sunken great room, creating an open and inviting space. A private half bathroom is conveniently located off the foyer. The open-concept layout flows through the great room and dining nook, leading into a stylish kitchen complete with a built-in microwave and a large walk-in pantry. Upstairs, you'll find two bedrooms—each with walk-in closets—a generous bonus room, full main bathroom with double sinks and a linen closet, and a well-equipped laundry room with hanging rail and additional storage. The primary suite features a large walk-in closet and a luxurious ensuite with dual sinks and a relaxing soaker tub. This home combines thoughtful design, functional space, and modern finishes!

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 117  
Zoning Zone 53



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