

**\$639,900 - 328 27 Street, Edmonton**

MLS® #E4456097

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,244 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Quick possession available now in Alces. The Evan model offers 2,244 sq ft of thoughtfully designed living space with 4 bedrooms, 2.5 bathrooms, and a central bonus room, making it ideal for family life. The main floor’s open-concept layout connects the kitchen, dining, and living areas, while the 9’ foundation and side entry provide flexibility for future development. The owner’s bedroom features a 4pc ensuite, with two additional bedrooms, a full bath, and laundry completing the upper level. Located in Alces, a growing community offering green spaces, modern amenities, and convenient access to nearby destinations. Photos are representative.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | E4456097      |
| Price          | \$639,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,244         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 328 27 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3H9       |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                  |
| Exterior Features | Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 13                  |

## Zoning

## Zone 53

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Listing information last updated on September 17th, 2025 at 7:17am MDT