

# \$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

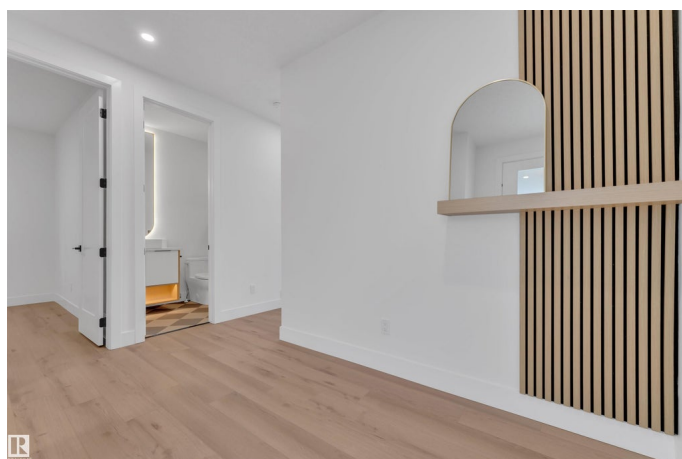
Built in 2025

## 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	1
Zoning	Zone 53

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Listing information last updated on October 14th, 2025 at 3:17pm MDT