

## \$609,900 - 423 28 Street, Edmonton

MLS® #E4446222

**\$609,900**

3 Bedroom, 3.00 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this stunning 2,082 sq. ft. home in the highly sought-after southwest community of Alces! This beautifully designed property features 4 spacious bedrooms, 2.5 baths, and 9 ft ceilings. Enjoy durable luxury vinyl plank flooring throughout the main floor, a cozy electric fireplace, and an open-concept layout perfect for entertaining. Upstairs offers a bright bonus room, convenient laundry, and a luxurious primary retreat with a 5-piece ensuite featuring his-and-her sinks and a relaxing soaker tub. A separate entrance to the basement provides excellent potential for future development or a legal suite. The double attached garage adds storage and functionality. Located close to parks, schools, and amenities, this home blends modern finishes with everyday convenience. Whether you're upsizing, investing, or buying your forever home, this one checks all the boxes. Don't miss your chance to own in one of Edmonton's most desirable new communities!

Built in 2025

### Essential Information

MLS® # E4446222

Price \$609,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,083                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 423 28 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3E8       |

### Amenities

|           |                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| 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 | Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 41             |
| Zoning         | Zone 53        |

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