

## \$439,900 - 419 32 Street, Edmonton

MLS® #E4458555

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,419 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

### IMMEDIATE POSSESSION AVAILABLE!

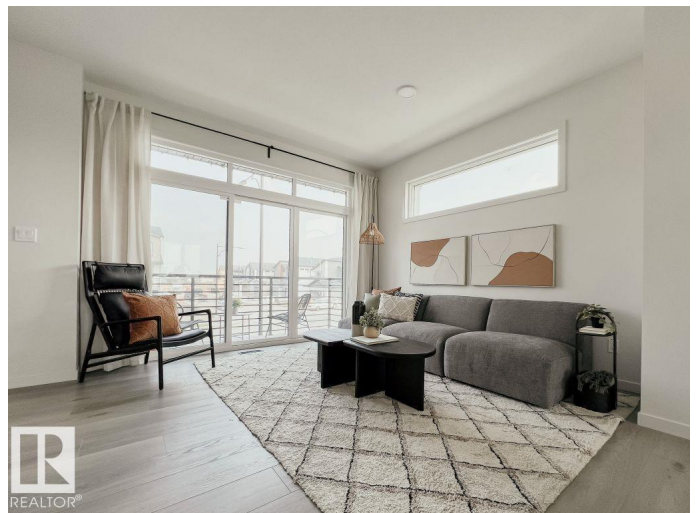
Welcome to the Metro Tailored 18! This beautiful 3-storey townhome in the vibrant community of Alces offers 1,419 sq ft of thoughtfully planned living space. Featuring 3 beds, 2.5 baths and a versatile flex room on the ground level – ideal for a home office, gym, or guest area. Enjoy the airy feel of 9ft ceilings on both the ground and main floors, with large windows that flood the space with natural light. The heart of the home is the modern kitchen, complete with microwave, OTR hoodfan, fridge, stove – flowing seamlessly to the private balcony, perfect for relaxing or entertaining. Whether you're a first time buyer or looking to downsize without compromise, this Alces townhome is the perfect blend of style, space, and convenience. Additional highlights: professional landscaped exterior, rear attached double garage, NO CONDO FEES – all in a growing community close to parks, shopping, and future amenities.\*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4458555

Price \$439,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,419                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 419 32 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3C8       |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Fireplace         | Yes                                                                   |
| Fireplaces        | Insert                                                                |
| Stories           | 3                                                                     |
| Has Basement      | Yes                                                                   |
| Basement          | None, No Basement                                                     |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Park/Reserve, Picnic Area, Race Track, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Daly Grove School         |
| Middle     | Holy Family Catholic      |
| High       | J. Percy Page High School |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 53              |

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Listing information last updated on October 8th, 2025 at 10:02pm MDT