

## \$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. Donâ€™t miss your chance to own in one of Edmontonâ€™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	27
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 4:02am MDT