



## 3111 2 Avenue Sw Edmonton Edmonton AB

\$1,050,000

TRIPLE GARAGE CUSTOM BUILT in ALCES Community close to all amenities. Offering 5 BEDS/4 BATHS.

\*\*\*\*YOU CAN CHOOSE ANY FLOOR PLAN\*\*\*\* OR Features LIVING & FAMILY ROOM w/OPEN TO ABOVE CEILING, 9' Ceilings upstairs w/8' doors , MAIN FLOOR BEDROOM & full 3pc Bath on MAIN FLOOR LVP, SPICE KITCHEN w/gas cooktop, walk thru pantry, QUARTZ , upstairs laundry, sizable nook w/easy access to deck. Master Bedroom w/coffered ceilings & walk in closet, 5pc ensuite w/6 JET JACUZZI TUB, mammoth bonus room, 3 other rooms w/one 3pc bath & one JACK/JILL 3pc W/CUSTOM STAND-IN-SHOWER. Full basement offering 9' Ceilings perfect for LEGAL SUITE & ample space for customized development. Dual water drains in Triple Garage.

Listing Presented By:



Originally Listed by:  
Venus Realty

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**RE/MAX ELITE**

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