



## 2904 1 Avenue Edmonton AB

\$729,000

Welcome to this CUSTOM built 2341 SQFT home on a REGULAR LOT by SINGH BUILDERS nestled in the vibrant new community of Alces. As you step inside, the main floor offers OPEN-TO-BELOW concept, creating an inviting and spacious atmosphere. This level features a convenient BEDROOM and FULL BATHROOM. The beautifully crafted main kitchen extends into a generously sized nook adorned with elegant tiles and cabinetry, while also including a SPICE KITCHEN. Upstairs, a versatile bonus room awaits, complete with its own fireplace. The MASTER BEDROOM suite is a sanctuary of comfort, with an ENSUITE offering dual vanities, a luxurious soaker tub, and a beautifully tiled standing shower. Two additional well-appointed bedrooms, a full bathrooms, A PRAYER ROOM, and a practical laundry room complete the upper level. The backyard features a deck with no rear neighbours, offering enhanced privacy and peace. The property also includes a SEPARATE ENTRANCE, providing an excellent opportunity for a future legal rental suite.

Listing Presented By:



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