



## Edmonton Alberta

\$1,526,915

INVESTORS ALERT - Prime 2.82 Acre Property in Fast-Growing Alces! !! DEVELOPMENT HAS BEGUN ON NEIGHBOURING PROPERTY !! This incredible opportunity is located in the Alces neighborhood, part of one of Edmonton's most anticipated future developments, set to benefit from major residential expansion under the Alces Neighbourhood Structure Plan. Featuring 5 bedrooms, 3.5 bathrooms, a fully finished basement, main floor den, and double attached garage, this home offers space, comfort, and functionality. A 36x28 heated detached workshop adds incredible value, along with a poured asphalt driveway for a premium touch. Recent upgrades include new paint, carpet, toilets, plugs, and switches, giving the home a fresh, modern feel. The bright, open-concept layout boasts vaulted ceilings and a gourmet kitchen with new stainless steel appliances. Just minutes from future residential developments, this is more than a home—it's a strategic investment in one of Edmonton's most promising future communities! (id:6769)

Bedroom 5 2.74 m X 4.2 m  
Recreation room 8.13 m X 17.29 m  
Living room 4.97 m X 5 m  
Dining room 3.08 m X 3.8 m  
Kitchen 3.79 m X 4.3 m  
Den 2.98 m X 3.5 m

Primary Bedroom 5.43 m X 3.3 m  
Bedroom 2 5.36 m X 3.3 m  
Bedroom 3 4.05 m X 3.1 m  
Bedroom 4 2.39 m X 4.4 m  
Laundry room 1.52 m X 2.3 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX ELITE**

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