

\$619,900 - 2268 4th Av Sw Sw, Edmonton

MLS® #E4452300

\$619,900

4 Bedroom, 3.00 Bathroom, 2,238 sqft
Single Family

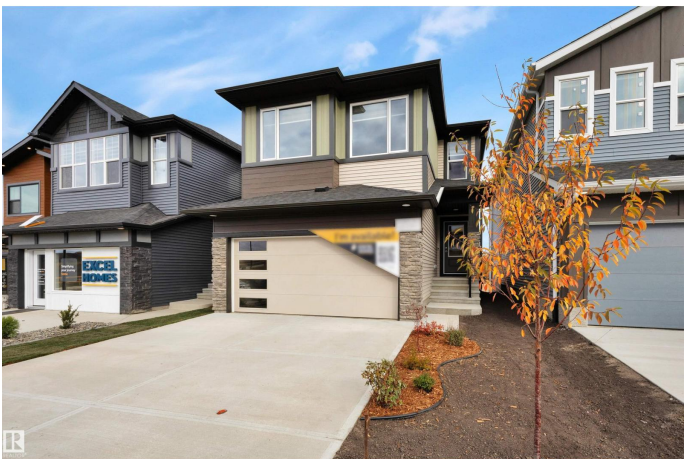
Alces, Edmonton, Alberta

Welcome to sought after ALCES & Excel Homes popular model the Rosewood. With just under 2300 sf upon entering youâ€™re greeted with 9ft ceilings, LVP flooring, a grand statement foyer, setting the tone for its spacious and thoughtfully designed layout. FLEX ROOM & FULL BATH offer the perfect setup for multi-generational living or hosting guests. At the heart of the home, the open-concept main floor features a beautifully upgraded kitchen, an island extension, 1.25 QUARTZ COUNTERTOPS THROUGHOUT, SS appliances, Large WALK THRU PANTRY flows seamlessly into the bright and SPACIOUS great room and dining nook. Upstairs, the bonus room acts as a natural divider, offering privacy between the primary suite and additional bedrooms. Completing the second floor are a total of 4 bedrooms, full bath, and convenient laundry room. The 9â€™ basement is roughed-in for a LEGAL SUITE, GREEN BUILT. FRONT LANDSCAPING INCLUDED rear to final grade, BLINDS INCL. Completion September 22, 2025 (id:6289)

Built in 2025

Essential Information

Listing #	E4452300
Price	\$619,900
Bedrooms	4
Bathrooms	3.00



Square Footage	2,238
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2268 4th Av Sw Sw
Subdivision	Alces
City	Edmonton
Province	Alberta
Postal Code	T0T0T0

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Ceiling - 9ft
Features	Flat site
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Century 21 Signature Realty
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Listing information last updated on October 31st, 2025 at 9:01pm PDT