

## \$639,900 - 2647 5 Avenue, Edmonton

MLS® #E4434671

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,051 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

The Kiera is a beautiful unique home. L-Shaped kitchen at the rear of the home is bright and features quartz counters and a nice sized island; 4-piece Samsung appliance package included. A walk-in-closet and mudroom with built-in bench, shelf & hooks complete the main floor. A side entrance is included for potential future development; Basement ceiling height upgraded to 9'6"™, for a more spacious feel; 3-piece rough-in for future bathroom. Flex room on the main floor. Second floor, you'll discover a bridge leading over the great room towards a central bonus room, 3 bedrooms, laundry, and linen closet. Primary bedroom features a large walk-in closet and an ensuite with dual sinks and a walk in shower. This Bedrock Home includes a modern smart home technology system. Photos are representative\*

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434671  |
| Price          | \$639,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,051     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 2647 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3H9       |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| 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, Vinyl                                      |
| Exterior Features | Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### **Additional Information**

Date Listed May 5th, 2025

Days on Market 42

Zoning Zone 53

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Listing information last updated on June 16th, 2025 at 7:32pm MDT