

## \$649,900 - 252 24 Street, Edmonton

MLS® #E4444318

**\$649,900**

6 Bedroom, 4.00 Bathroom, 1,500 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Beautiful Pre-construction opportunity in the charming community of ALCES! This beautifully upgraded 2-storey home offers 6 bedrooms, 4 bathrooms, and a LEGAL BASEMENT SUITE offering potential rental income. The open-concept main floor features 9 ft ceilings, a bright living room with oversized windows and a cozy fireplace, plus an extended kitchen and dining area complete with ceiling-height cabinets, quartz countertops, a large island, and a full tile backsplash. You'll also find a main-floor den with a 3-piece bathroom along with a side entrance to the finished legal basement. The basement suite offers two bedrooms, separate laundry and a 4-piece bathroom. Upstairs includes a spacious bonus room and a luxurious primary suite with a custom tile shower. Additional highlights include oversized windows throughout, upgraded exterior elevation with stone accents, 9 ft ceilings on all two levels, and a double-attached garage. Located just minutes from walking trails, a pond and quick access to the Henday!

Built in 2025

### Essential Information

MLS® #	E4444318
Price	\$649,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,500
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	252 24 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3J1

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks

Construction	Wood, Vinyl
Foundation	See Remarks

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	52
Zoning	Zone 53

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