

## \$629,000 - 252 24 Street, Edmonton

MLS® #E4460501

**\$629,000**

6 Bedroom, 4.00 Bathroom, 1,573 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. All APPLIANCES INCLUDED. 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 a pond and quick access to the Henday



Built in 2025

### Essential Information

MLS® # E4460501

Price \$629,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,573                  |
| 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        | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Fireplace         | Yes                                                                                                |
| Fireplaces        | Remote Control                                                                                     |
| 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    | October 2nd, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 53           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT