

Courtesy Of Jeff D Jackson Of Bode

## \$614,900 - 2811 5 Avenue, Edmonton

MLS® #E4421606

**\$614,900**

4 Bedroom, 2.50 Bathroom, 1,960 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Discover the Aera model, a home designed for modern living with an exceptional balance of style, comfort, and practicality. From the moment you enter, a spacious foyer welcomes you, setting the stage for the open and airy design. A convenient mudroom off the garage provides an alternate entry, complete with a half bath. At the heart of the home, the beautifully designed central kitchen features a corner pantry & a flush eating ledge, offering both function and style. The adjacent great room and dining nook provide a seamless flow for family gatherings and entertaining. A side entrance adds flexibility, offering direct access to the basement. Upstairs, this thoughtfully designed layout includes four bedrooms, ensuring plenty of space for family & guests. A centrally located laundry room & a versatile bonus room create the perfect spot for relaxation. The private primary bedroom, located at the rear of the home, features a spacious walk-in closet & a 5 piece ensuite. Photos representative



Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421606  |
| Price    | \$614,900 |
| Bedrooms | 4         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,960                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 2811 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1A7       |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| 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, Fiber Cement, Stone, Vinyl                          |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Fiber Cement, Stone,  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 14th, 2025  
Days on Market 50  
Zoning Zone 53



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Listing information last updated on April 5th, 2025 at 12:32pm MDT