

# \$469,900 - 255 25 Street, Edmonton

MLS® #E4452213

## \$469,900

3 Bedroom, 3.00 Bathroom, 1,694 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this beautifully designed 2-storey home in the vibrant, fast-growing community of Alces. Thoughtfully crafted for modern living, it offers a perfect blend of comfort, elegance, and functionality. The main floor features elegant tile flooring, an open-concept kitchen and dining area, a cozy living room with a fireplace, a full bathroom, and a versatile den ideal for a home office or guest space. A separate entrance provides excellent potential for future development. Upstairs, you’ll find three spacious bedrooms, including a bright primary suite with a spa-like 5-piece ensuite featuring double sinks, a shower/tub combo, and a toilet. A large bonus room adds flexible living space, and upstairs laundry brings added convenience.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452213  |
| Price          | \$469,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,694     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 255 25 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3K3       |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup |
| Parking   | Parking Pad Cement/Paved                                                                                                                                               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Remote Control            |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

Days on Market 87

Zoning Zone 53

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Listing information last updated on November 2nd, 2025 at 9:02pm MST