

# \$654,900 - 2807 5 Avenue, Edmonton

MLS® #E4449035

## \$654,900

4 Bedroom, 3.00 Bathroom, 2,244 sqft  
Single Family on 0.00 Acres

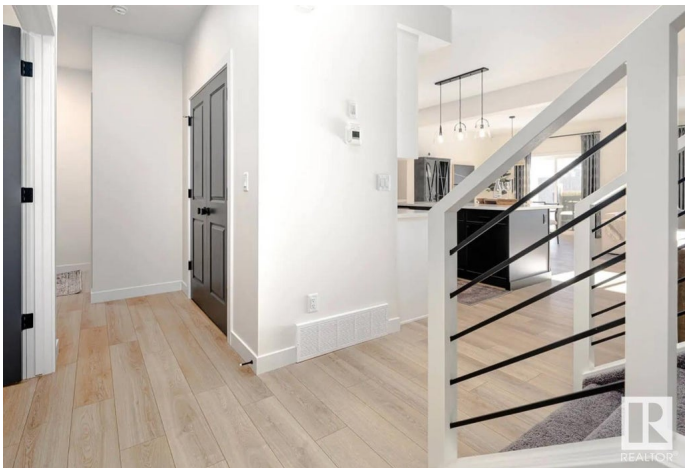
Alces, Edmonton, AB

The Evan quick-possession home at 2807 5 Ave SW in Alces offers 2,110 sq ft, 3 bedrooms, 2.5 bathrooms, and an attached garage. The open-concept main floor seamlessly connects a chef-inspired kitchen— with island, full-height cabinetry, and stainless-steel appliances—to the living and dining areas, ideal for both everyday living and entertaining. Upstairs, the primary bedroom features a walk-in closet and ensuite bathroom, accompanied by two additional bedrooms and a full bathroom. Stylish finishes and built-green energy-efficient systems add both comfort and value. The home is backed by full new-home warranty coverage. Photos are representative. Beautiful design, quality craftsmanship, and move-in readiness make this Evan model a standout in Alces.

Built in 2025

### Essential Information

MLS® #	E4449035
Price	\$654,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,244
Acres	0.00
Year Built	2025



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

### Community Information

Address	2807 5 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A7

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
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Days on Market 9

Zoning Zone 53

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Listing information last updated on July 31st, 2025 at 2:17am MDT