

Courtesy Of David Lofthaug Of Bode

## \$598,395 - 2603 5 Avenue, Edmonton

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MLS® #E4439549

**\$598,395**

3 Bedroom, 2.50 Bathroom, 2,056 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Designer kitchen features quartz counters and large 8' long island, lots of countertop space, and a 4-piece Samsung appliance package included. Mudroom leads to a spacious walk-through pantry. Open-to-above at foyer and stairwell. The flex room on the main floor is perfect for an office or playroom for the little ones. Spindle railing on the stairs and upper hall. A side entrance is included for a future development. Basement ceiling height upgraded to 9', for a more spacious feel; 3-piece Rough-In for future bathroom. Upstairs you will find a central bonus room, 3 bedrooms, laundry room, linen closet, and secondary bathroom with dual sinks. Primary bedroom features a large walk-in closet and an ensuite with dual sinks and a walk-in shower. Quartz countertops in kitchen and bathrooms. Luxury Vinyl Plank flooring throughout the main floor and all bathrooms. This Bedrock Home includes a modern smart home technology system. Photos are representative



Built in 2025

### Essential Information

MLS® #	E4439549
Price	\$598,395
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	2,056
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2603 5 Avenue
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3J1

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	101
Zoning	Zone 53

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Listing information last updated on September 7th, 2025 at 11:17pm MDT