

## \$375,900 - 2606 Alces Way, Edmonton

MLS® #E4444802

**\$375,900**

2 Bedroom, 2.50 Bathroom, 1,156 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Metro Fit 14 by award-winning Cantiro Homes! This stylish 3-storey townhome in the vibrant community of Alces offers 1156 sq ft of thoughtfully designed living space with 2 beds, 2.5 baths, and a flex roomâ€”perfect for a home office, gym, or guest area. Enjoy 9 ft ceilings on the ground and main floors, large windows for natural light, and a modern kitchen with microwave, OTR hood fan, fridge, and stoveâ€”all flowing to a private balcony. Additional features include upper-floor laundry, a professionally landscaped exterior, oversized rear-attached single garage, and NO CONDO FEES. Located near parks, shopping, and future amenities, this home is perfect for first-time buyers or those looking to downsize without compromise. Photos are for representation only. Colours and finishing may vary.

Built in 2025

### Essential Information

MLS® #	E4444802
Price	\$375,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,156



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### Community Information

Address	2606 Alces Way
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0T 0T0

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Picnic Area, Race Track, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	78
Zoning	Zone 53

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