

Courtesy Of Amandeep S Malhi Of Initia Real Estate

## \$644,900 - 319 28 Street, Edmonton

MLS® #E4425899

**\$644,900**

4 Bedroom, 3.00 Bathroom, 2,051 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

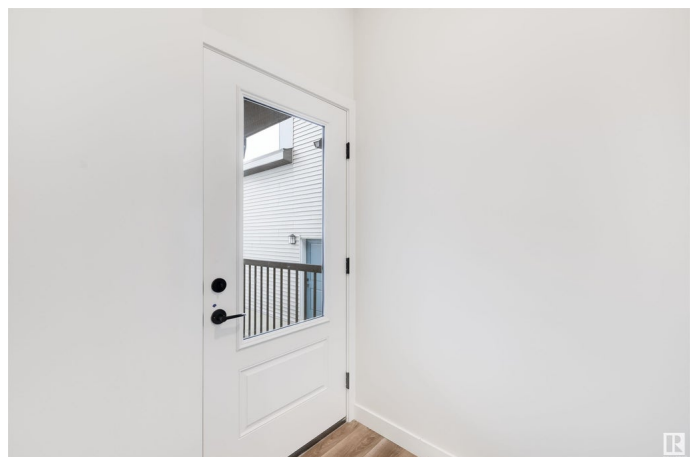
Welcome to the Victor model by San Rufo in the sought-after Southeast community of Alces! This stunning home features 4 spacious bedrooms and 3 full baths, including a convenient main floor bedroom and bath—perfect for guests or multi-generational living. Step into the modern kitchen, where high-end finishes and a functional spice kitchen await culinary enthusiasts. The open-concept design flows seamlessly into the living and dining areas, creating the perfect space for family gatherings. Upstairs, the versatile bonus room offers endless possibilities for entertainment or relaxation. The luxurious primary suite boasts a spa-like 5-piece ensuite, complete with a standing shower, a relaxing soaker tub, and stylish black door hardware. The black lighting package adds a touch of sophistication, while the modern spindle railing enhances the home's contemporary charm. With a side entrance for future suite development, this home offers both comfort and investment potential. Discover the perfect blend of style!

Built in 2024

### Essential Information

MLS® # E4425899

Price \$644,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,051                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 319 28 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1A7       |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Playground Nearby, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 53          |

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Listing information last updated on April 9th, 2025 at 11:32pm MDT