

## \$619,900 - 456 33 Street, Edmonton

MLS® #E4434390

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,259 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the brand new Entertain Play 24, a home that features the perfect combination of "wow" and function. Built by award winning Cantiro homes and located in the desirable community of Alces, this modern elevation is finished in a warm, inviting Birch interior. The centrally located kitchen with oversized walk thru pantry is designed to ensure it's integrated with a large entertaining space and dining area easily accommodating 8. The open concept living area is highlighted by a raised, electric fireplace, creating a contemporary focal point. Upstairs you will find a lux ensuite with free standing soaker tub, dual sinks, and fully tiled shower, 2 additional full sized bedrooms and extended rec room for family movie nights in. Completing the home is the beautiful Westcoast elevation exterior. QUICK POSSESSION!

Built in 2024

### Essential Information

MLS® #	E4434390
Price	\$619,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,259
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	456 33 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, 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	Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 3rd, 2025

Days on Market 92

Zoning Zone 53

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Listing information last updated on August 3rd, 2025 at 1:32pm MDT