

# \$654,180 - 456 33 Street, Edmonton

MLS® #E4434390

**\$654,180**

3 Bedroom, 2.50 Bathroom, 2,253 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. \*photos are for representation only. Colors and finishing may vary\*

Built in 2024

## Essential Information

MLS® #	E4434390
Price	\$654,180
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,253
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 18  
Zoning Zone 53



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 20th, 2025 at 11:47pm MDT