

## \$459,900 - 407 27 Street, Edmonton

MLS® #E4438260

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,542 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Surrounded by natural beauty, Alces has endless paved walking trails, community park spaces and is close to countless amenities. Perfect for modern living and outdoor lovers. With over 1500 square feet of open concept living space, the Kingston-D, with rear detached garage, from Akash Homes is built with your growing family in mind. This duplex home features 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry on the second floor. The 9-foot main floor ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. Rear double detached garage included. PLUS \$5000 BRICK CREDIT! \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438260  |
| Price     | \$459,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,542         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 407 27 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3H9       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed May 23rd, 2025

Days on Market 26

Zoning Zone 53

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Listing information last updated on June 18th, 2025 at 7:47am MDT