

Courtesy Of Nikola Jankovic Of Exp Realty

\$434,900 - 417 32 Street, Edmonton

MLS® #E4445550

\$434,900

3 Bedroom, 2.50 Bathroom, 1,460 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

IMMEDIATE POSSESSION AVAILABLE!

Welcome to the Metro Tailored 18 by Cantiro Homes in the vibrant community of Alces. This stylish 3-storey townhome offers 1,419 sq ft of well-designed living space, featuring 3 bedrooms, 2.5 bathrooms, and a versatile flex room on the ground level—perfect for a home office, gym, or guest space. Enjoy 9 ft ceilings on the ground and main floors, large windows, and a modern kitchen with included appliances that opens to a private balcony. Additional features include a rear attached double garage, professionally landscaped exterior, and the bonus of NO CONDO FEES. Ideally located close to parks, shopping, and future amenities. Perfect for first-time buyers or those looking to downsize without compromise.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445550 |
| Price | \$434,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,460 |
| Acres | 0.00 |



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

Community Information

| | |
|-------------|---------------|
| Address | 417 32 Street |
| Area | Edmonton |
| Subdivision | Alces |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3C8 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Double 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 | July 3rd, 2025 |
| Days on Market | 9 |
| Zoning | Zone 53 |

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Listing information last updated on July 11th, 2025 at 10:47pm MDT