

## \$752,000 - 136 28 Street, Edmonton

MLS® #E4429205

**\$752,000**

6 Bedroom, 5.00 Bathroom, 2,110 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to Alces! 3 fully legal rentable suites in 1. This stunning, modern home is ideal for homeowners, investors, or multi-generational families. The main floor features a DEN and full bathroom including an open concept design accompanied by a sleek kitchen with modern appliances. As you move upstairs you will find 3 bedrooms including and 5 pc ensuite walk in closet and another full bathroom completes the space. The LEGAL basement suite features 2 bedrooms, 1 bathroom, a separate SIDE entrance, full kitchen, and in-suite laundry—perfect for rental income or extended family. Additional to this The 1-bedroom garden suite is a fully self-contained unit with its own kitchen and laundry, offering privacy and comfort. Additional highlights include a detached garage, energy-efficient appliances, and a central location close to schools, shopping, and transit. ALL appliances included. Investors, first time homebuyers, or families to looking to offset there mortgage, home is calling.

Built in 2025

### Essential Information

MLS® # E4429205

Price \$752,000



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,110
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	136 28 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6N1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation
Roof	See Remarks
Construction	Wood, Vinyl

Foundation                      See Remarks

**School Information**

Middle                      Ellerslie School  
High                      Elder Dr Francis School

**Additional Information**

Date Listed                      April 4th, 2025  
Days on Market                14  
Zoning                      Zone 53

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