

\$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	7
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

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Listing information last updated on July 10th, 2025 at 1:47pm MDT