# \$524,998 - 1723 26a Street, Edmonton

MLS® #E4437851

#### \$524,998

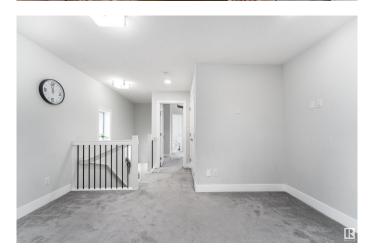
4 Bedroom, 3.00 Bathroom, 1,701 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Discover this beautifully designed two-storey home in the vibrant community of Laurel, FRONTING GREEN SPACE. With its clean white interior, modern finishes, and stylish aesthetic, this home offers a bright and welcoming atmosphere. Enjoy the convenience of a SEPARATE ENTRANCE to the basement and fully fenced yard with a detached double garage. Entering the home, you're greeted by a spacious living room with a large window overlooking the neighbourhood and a cozy fireplaceâ€"perfect for relaxing. The sleek, modern kitchen boasts stainless steel appliances, white countertops, a pantry, and a striking combination of dark gray cabinetry. The main floor also includes a BEDROOM, a FULL 3-PIECE BATHROOM, a mudroom, a dining area, and a convenient storage space. Upstairs features a generous bonus room, a spacious primary bedroom with a walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bathroom, and a laundry room for added convenience. Basement is untouched for a future LEGAL SUITE.







Built in 2021

#### **Essential Information**

MLS® # E4437851 Price \$524,998 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,701

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1723 26a Street

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2H9

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, Smart/Program.

Thermostat

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Golf Nearby, Landscaped, Picnic Area,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

## **School Information**

Elementary Svend Hansen School
Middle Svend Hansen School
High W.P. Wagner School

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 25

Zoning Zone 30

HOA Fees 330

HOA Fees Freq. Annually

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 June 16th, 2025 at 11:02am MDT