

# \$529,900 - 309 26 Street, Edmonton

MLS® #E4461756

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,682 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Nathan quick-possession duplex in the Alces community: a spacious 1,682 sq ft of functional living space with 3 bedrooms and 2.5 bathrooms. The open-concept main floor is anchored by a modern kitchen that flows into the dining and great room, creating a bright, inviting space for family life and entertaining. Upstairs, the owner’s bedroom includes a private ensuite, joined by two additional bedrooms, a full bath, and a convenient laundry area. As a laned home, rear parking provides flexibility for future garage development. Large windows maximize natural light, while San Rufo Homes’ quality craftsmanship ensures lasting comfort and style. Located in the growing Alces community, offering green spaces, schools, and easy access to amenities. Photos are representative.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461756  |
| Price          | \$529,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,682     |

✓ Duplex



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 309 26 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1A7       |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 10th, 2025 |
|-------------|--------------------|

Days on Market 11

Zoning Zone 53

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Listing information last updated on October 21st, 2025 at 7:32pm MDT