

## \$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 fireplace—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 | 26             |
| Zoning         | Zone 30        |
| HOA Fees       | 330            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 11:02am MDT