

\$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 3:17am MDT