Courtesy Of Moe Charara Of Royal Lepage Arteam Realty

$519,900 - 407 26 Street, Edmonton

MLS® #E4460280

$519,900
3 Bedroom, 2.50 Bathroom, 1,625 sqft
Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this beautifully designed half duplex located in the vibrant & growing community of Alces. Perfectly blending comfort & functionality, this home offers a double attached garage & a separate side entrance, providing excellent basement suite potential for future income or multi-generational living. Step inside to discover 9-foot ceilings & stylish vinyl flooring that flows throughout the open-concept main floor. The bright & modern kitchen overlooks a spacious dining & living areaâ€”ideal for family gatherings & entertaining. The upper level also features three generously sized bedrooms, 2.5 baths, a bonus room, & the convenience of upper floor laundry. The primary suite boasts a walk-in closet & a private ensuite. Located in Alces, a newly developing neighbourhood in southeast Edmonton, youâ€™ll enjoy quick access to shopping, schools, parks, & major roadways, including the Anthony Henday. Alces is perfect for families & professionals alike, offering a balance of suburban peace & urban convenience.

Built in 2024

Essential Information

MLS® #	E4460280
Price	$519,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	407 26 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3E8

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Level Land, No Back Lane, Playground Nearby,

	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	13
Zoning	Zone 53

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