

## \$509,900 - 1723 26a Street, Edmonton

MLS® #E4446752

**\$509,900**

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® # E4446752

Price \$509,900

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	July 8th, 2025
Days on Market	18
Zoning	Zone 30
HOA Fees	330
HOA Fees Freq.	Annually

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