

## \$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	15
Zoning	Zone 30
HOA Fees	330
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 12:02pm MDT