

## \$649,000 - 1232 26 Street, Edmonton

MLS® #E4444882

**\$649,000**

3 Bedroom, 2.50 Bathroom, 2,191 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 2190sq home with A/C Built by Landmark Homes in the heart of Laurel. Entering the home is a spacious foyer leading you into and open concept LR/Kit area. Quartz counters thru out. Kitchen has dual colour cabinets and a lrg island w/cupboards and drawers, expanded pantry,gas stove, B/I microwave and dishwasher, lrg fridge and tiled backsplash. Good size dining area with garden door to private back yard. Living room is a good size for entertaining guests. Upstairs are 3 bedrooms. Primary has a feature wall, book shelves, walk in closet and 5 pce. ensuite, 2 other spacious bedrooms. Bonus room and 2nd floor laundry. Mud room entering from Finished Dble attached garage with floor drain, water lines & hot&cold water. Yard is fenced with large patio w/pergola. Features; knock down ceilings, HE furnace, tankless water heater, ethernet wiring and more.Walking distance to Svend Hansen School (K-9) and the new high school, parks, rec Centre and more. Access to major road.

Built in 2020

### Essential Information

MLS® # E4444882

Price \$649,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,191
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1232 26 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2J9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	3
Zoning	Zone 30

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 29th, 2025 at 11:32pm MDT