# \$524,998 - 1723 26a Street, Edmonton

MLS® #E4437851

#### \$524,998

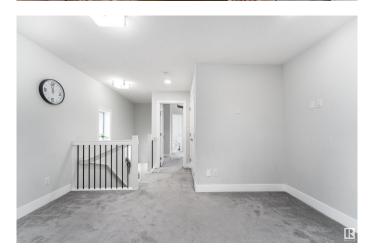
4 Bedroom, 3.00 Bathroom, 1,701 sqft Single Family on 0.00 Acres

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 fireplaceâ€"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 25

Zoning Zone 30

HOA Fees 330

HOA Fees Freq. Annually

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