

## \$719,999 - 1245 26a Street, Edmonton

MLS® #E4435879

**\$719,999**

4 Bedroom, 3.00 Bathroom, 2,230 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 2230 sq ft upgraded home Built by LANDMARK HOMES in the heart of Laurel one of Edmonton's most desirable communities! Featuring 8-ft doors, open-to-above living area, full bed & bath on the main floor, and both a beautiful main kitchen plus a spice kitchen with electric cooktop. Elegant spindle railings lead you upstairs to a bright bonus room and a spacious primary bedroom with a luxurious 5-pc ensuite. The second bathroom upstairs also features a 5-pc layout with a soaker tub, double sinks, standing shower & toilet perfect for family convenience. Built on a regular lot with a separate side entrance to the basement, ideal for future development or rental potential. Walking distance to Svend Hansen School (K-9) and the new high school, parks, rec Centre, grocery stores, and more. Quick access to Anthony Henday & White mud. This fully loaded home is the perfect blend of style, space, and location!

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435879  |
| Price     | \$719,999 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,230                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1245 26a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2J4         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Deck, HRV System |
| Parking   | Double Garage Attached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 9th, 2025

Days on Market 24

Zoning Zone 30

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Listing information last updated on June 2nd, 2025 at 3:32pm MDT