

## \$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 38

Zoning Zone 30

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