

## \$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 | 14              |
| Zoning         | Zone 30         |

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Listing information last updated on July 11th, 2025 at 8:47am MDT