

## \$699,900 - 1245 26a Street, Edmonton

MLS® #E4448692

**\$699,900**

3 Bedroom, 3.00 Bathroom, 2,332 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Quality built house on a regular 34ft wide lot in Laurel has 4 Bedrooms+3 Full washrooms with Side Entry checks all requirements that you are looking for. Welcoming Entry leads to the open to above living room with Gas Fireplace, Main floor Bedroom and Full bathroom and yes along with a huge kitchen you have a SPICE KITCHEN as well, tons of cabinets and granite counter tops and SS appliances. Laundry is conveniently located on main floor. Metal railing staircase leads to the upper floor with a huge bonus room, a primary bedroom with a luxurious 5-pc ensuite. 2 other bedrooms and a 5-pc bathroom with soaker tub & double sinks. Imagine using all bedrooms as master bedrooms, RARE FIND-Separate ENTRY to basement for future projects. Close to Rec ctr, K-9 & High School with an easy access to Anthony Henday /EIA

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448692  |
| Price          | \$699,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,332     |
| 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, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 20              |

## Zoning

## Zone 30

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Listing information last updated on August 7th, 2025 at 11:02am MDT