

## \$579,900 - 1727 26a Street, Edmonton

MLS® #E4443909

**\$579,900**

5 Bedroom, 3.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Modern Home with Legal Suite & Detached Double Garage in Laurel Green! Welcome to this fully upgraded 5 BEDROOM, 3.5 BATH home located in the vibrant community of Laurel Green – perfect for growing families or smart investors. This home features a LEGAL 2 BEDROOM BASEMENT SUITE with a separate entrance, full kitchen, laundry, and its own furnace. The suite is currently rented, and the tenant is open to staying – enjoy instant rental income! The main floor boasts 9-ft ceilings, quartz countertops, ceramic tile flooring, stainless steel appliances and triple-pane windows for energy efficiency. Upstairs includes 3 spacious bedrooms, a central bonus area, full laundry, and a luxurious primary suite with walk-in closet and ensuite bath. Outside, enjoy a fully landscaped and fenced yard, concrete patio, and a detached double garage – perfect for Edmonton winters. All window coverings are included. Just minutes from schools, parks, shopping, and only 20 minutes to the airport.

Built in 2021

### Essential Information

MLS® # E4443909

Price \$579,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,702                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1727 26a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2H9         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### 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        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 30         |
| HOA Fees       | 330             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 1st, 2025 at 2:47pm MDT