

## \$539,999 - 1767 26a Street, Edmonton

MLS® #E4453327

**\$539,999**

4 Bedroom, 3.00 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**LOCATION:** Welcome to this fully upgraded property located in the desirable community of Laurel Green. This property comes with total of 4 BEDROOMS ( 1 BEDROOM ON MAIN FLOOR) AND 3 FULL BATHROOMS( 1 FULL BATH ON MAIN FLOOR) . This property offers SEPERATE SIDE ENTRANCE TO THE BASEMENT. This property comes with upgraded kitchen with Stainless steel appliances. Main floor offers spacious living area with fireplace and dining area. This property offers a Detached Double car garage. This property is fully landscaped and has a concrete pad in the backyard for easy access to and from the garage. Upper level offers 3 Bedrooms and 2 Full Bathrooms and a Bonus area. Basement is unfinished and comes with more than two windows. This property is located close to many amenities. MUST SEE::

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453327  |
| Price          | \$539,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,711     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2021                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1767 26a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2H8         |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                                     |

### Interior

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

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 4                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 30  |
| HOA Fees       | 400      |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 20th, 2025 at 12:32pm MDT