

## \$749,900 - 1245 26a Street, Edmonton

MLS® #E4435879

**\$749,900**

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 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 & Whitemud. This fully loaded home is the perfect blend of style, space, and location!

Built in 2020

### Essential Information

MLS® #	E4435879
Price	\$749,900
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 4

Zoning Zone 30

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