

## \$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	13
Zoning	Zone 30
HOA Fees	330
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 12:32pm MDT