

Courtesy Of David Lofthaug Of Bode

# \$529,900 - 309 26 Street, Edmonton

MLS® #E4461756

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,682 sqft

Single Family on 0.00 Acres

✓ Duplex

Alces, Edmonton, AB

Welcome to the Nathan quick-possession duplex in the Alces community: a spacious 1,682 sq ft of functional living space with 3 bedrooms and 2.5 bathrooms. The open-concept main floor is anchored by a modern kitchen that flows into the dining and great room, creating a bright, inviting space for family life and entertaining. Upstairs, the owner's bedroom includes a private ensuite, joined by two additional bedrooms, a full bath, and a convenient laundry area. As a laned home, rear parking provides flexibility for future garage development. Large windows maximize natural light, while San Rufo Homes' quality craftsmanship ensures lasting comfort and style. Located in the growing Alces community, offering green spaces, schools, and easy access to amenities. Photos are representative.



Built in 2025

## Essential Information

MLS® #	E4461756
Price	\$529,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,682

Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	309 26 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A7

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 10th, 2025
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Days on Market 26

Zoning Zone 53

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Listing information last updated on November 5th, 2025 at 9:02am MST