

## \$539,900 - 419 26 Street, Edmonton

MLS® #E4431491

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Surrounded by natural beauty, Alces has endless paved walking trails, community park spaces and is close to countless amenities. Perfect for modern living and outdoor lovers. The Brattle-Z home features PIE LOT, 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE. COMPLETION ESTIMATED JUL-OCT 2025.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431491  |
| Price          | \$539,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,911     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 419 26 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3J1       |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                             |
| Exterior Features | Not Fenced, Not Landscaped, See Remarks |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Vinyl                             |
| Foundation        | Concrete Perimeter                      |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

Days on Market 63

Zoning Zone 53

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Listing information last updated on June 19th, 2025 at 2:47pm MDT