

## \$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
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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	6
Zoning	Zone 30
HOA Fees	330
HOA Fees Freq.	Annually

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Listing information last updated on June 29th, 2025 at 3:02pm MDT