

## \$739,250 - 1519 26 Street, Edmonton

MLS® #E4418720

**\$739,250**

5 Bedroom, 4.00 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

The Atlas home offers 2357 sqft on a walkout lot, featuring the Evolve model's thoughtful design. It includes a dbl attached garage, 9 ft ceilings on the main & lower levels and Luxury Vinyl Plank throughout the main. The inviting foyer leads to a mudroom and a 3pc bath with a walk-in shower. A main-floor bedroom is near the open-concept nook, Great Room, and kitchen, which includes a spice kitchen, quartz counters, an island with a flush eating ledge, Silgranit sink, full-height tiled backsplash, and soft-close Thermofoil cabinets with crown moulding. The upper level boasts 2 primary suites—one with a walk-in closet & luxurious 5pc ensuite, and the other with a walk-in closet and 3pc ensuite. A bonus room, laundry room, main 3pc bath, and two additional bedrooms with ample closet space complete the upper floor. Additional features include large windows, a garden door, upgraded black matte fixtures, railings, finishing, a full appliance package, basement rough-ins, and extra side windows on every level.

Built in 2025

### Essential Information

MLS® # E4418720

Price \$739,250

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,357                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1519 26 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2T7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                Concrete Perimeter

**School Information**

Elementary                Svend Hansen School  
Middle                      Svend Hansen School  
High                        Elder Dr. Francis Whiskeyj

**Additional Information**

Date Listed                January 21st, 2025  
Days on Market        163  
Zoning                      Zone 30

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