

Courtesy Of David C St. Jean Of Exp Realty

## \$774,900 - 1519 26 Street, Edmonton

MLS® #E4418720

**\$774,900**

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	\$774,900
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 80

Zoning Zone 30

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