

\$519,900 - 407 26 Street, Edmonton

MLS® #E4460280

\$519,900

3 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this beautifully designed half duplex located in the vibrant & growing community of Alces. Perfectly blending comfort & functionality, this home offers a double attached garage & a separate side entrance, providing excellent basement suite potential for future income or multi-generational living. Step inside to discover 9-foot ceilings & stylish vinyl flooring that flows throughout the open-concept main floor. The bright & modern kitchen overlooks a spacious dining & living area—ideal for family gatherings & entertaining. The upper level also features three generously sized bedrooms, 2.5 baths, a bonus room, & the convenience of upper floor laundry. The primary suite boasts a walk-in closet & a private ensuite. Located in Alces, a newly developing neighbourhood in southeast Edmonton, you™ll enjoy quick access to shopping, schools, parks, & major roadways, including the Anthony Henday. Alces is perfect for families & professionals alike, offering a balance of suburban peace & urban convenience.

Built in 2024

Essential Information

MLS® # E4460280

Price \$519,900



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,625 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 407 26 Street |
| Area | Edmonton |
| Subdivision | Alces |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3E8 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Garage Opener |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Golf Nearby, Level Land, No Back Lane, Playground Nearby, |

| | |
|--------------|--|
| | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 1st, 2025 |
| Days on Market | 1 |
| Zoning | Zone 53 |

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Listing information last updated on October 2nd, 2025 at 5:32pm MDT