

Courtesy Of David Lofthaug Of Bode

## \$519,900 - 407 26 Street, Edmonton

MLS® #E4433136

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,597 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to The Nathan by San Rufo Homes â€” a stunning duplex that offers the perfect blend of space, comfort, and modern functionality. Designed with families in mind, this home features three generously sized bedrooms and two and a half well-appointed bathrooms, providing plenty of room for everyone to live and grow. The private primary bedroom serves as a peaceful retreat, complete with a spacious walk-in closet and full ensuite for added luxury. The heart of the home is the oversized kitchen island with a stylish flush eating ledge â€” perfect for casual meals or hosting guests with ease. A spacious bonus room adds even more flexibility, ideal for movie nights, a home office, or a play area. Say goodbye to hauling laundry up and down stairs with the convenient second-floor laundry room. A double attached front garage offers ample space for two vehicles and a side entrance adds convenience and future development potential. Photos are representative.



Built in 2025

### Essential Information

MLS® # E4433136

Price \$519,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,597         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| 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 3J1       |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

**Additional Information**

Date Listed            April 28th, 2025  
Days on Market      99  
Zoning                 Zone 53

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