

## \$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 | 10                |
| Zoning         | Zone 53           |

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Listing information last updated on October 11th, 2025 at 12:32am MDT