

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

MLS® #E4450382

**\$739,250**

5 Bedroom, 4.00 Bathroom, 2,357 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

The Atlas offers 2,357 sq ft of well-designed living space on a walkout lot. This Evolve model features a double attached garage, 9'™ ceilings on the main and lower levels, and Luxury Vinyl Plank flooring. The main floor includes a bedroom, full 3-piece bath with walk-in shower, mudroom, and an open-concept kitchen, nook, and Great Room. The kitchen features a spice kitchen, quartz countertops, Silgranit sink, island with eating ledge, full-height backsplash, and soft-close cabinets with crown moulding for a refined touch. Upstairs, enjoy two spacious primary suites—each with walk-in closets and private ensuites—plus a bright bonus room, full laundry room, main 3-piece bath, and two additional bedrooms. Large windows throughout provide abundant natural light. Additional features include a garden door, matte black finishes, upgraded railings and trim, full appliance package, basement rough-ins, and extra side windows on every level—enhancing comfort, style, and livability.

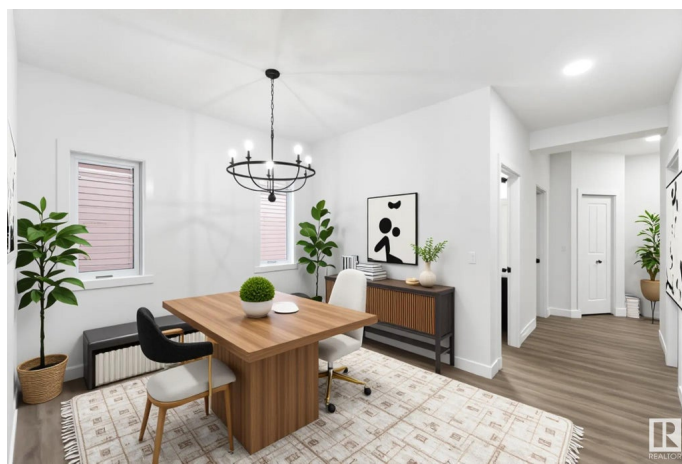
Built in 2025

### Essential Information

MLS® # E4450382

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                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Tile Surround                                                                                   |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Flat Site, No Back Lane, No Through Road, 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    | July 30th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 30         |

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Listing information last updated on August 3rd, 2025 at 5:17am MDT