

# \$519,900 - 315 26 Street, Edmonton

MLS® #E4448329

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,597 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Nathan quick-possession duplex in the Alces community: a spacious 1,525sqft, 3-bed, 2.5-bath side-entrance home. The efficiently planned layout maximizes space—perfectly blending functionality and style. The main floor offers an open-concept kitchen and living area ideal for daily life and entertaining. Upstairs, find a generous primary bedroom two additional bedrooms, a full bath, and in-suite laundry—all within a compact footprint. Built green with energy-efficient systems and quality insulation, this San Rufo home ensures comfort and sustainability. Contemporary exterior curb appeal and a side entrance enhance the home’s modern look. Quick possession available, full new-home warranty included. Photos are representative.

Built in 2025

## Essential Information

MLS® #	E4448329
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	315 26 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3J1

### **Amenities**

Amenities	See Remarks
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, Stone, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	3
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 10:02am MDT