

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       96  
Zoning                 Zone 53

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