

# \$424,900 - 306 26 Street, Edmonton

MLS® #E4440344

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,390 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

The Willow offers two stylish levels of comfortable living, with an open-concept main floor that boasts a spacious great room that flows into the central dining area, rear corner kitchen, convenient mudroom and half bath. Upstairs, enjoy a private primary bedroom with walk-in closet and ensuite, two additional bedrooms, and second-floor laundry. Smart design, effortless living. Located in the desirable community of Alces in the South of Edmonton. Parks, walking trails, close to schools, park and shopping. Photos are representative.



Built in 2025

## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4440344             |
| Price          | \$424,900            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,390                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |               |
|-------------|---------------|
| Address     | 306 26 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3J1       |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Ceiling 9 ft., Low Flow Faucets/Shower |
| Parking Spaces | 1                                      |
| Parking        | Single Garage Detached                 |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Electric                                                            |
| Stories           | 2                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Back Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 53        |

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Listing information last updated on August 2nd, 2025 at 12:32pm MDT