

# \$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	61
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 August 4th, 2025 at 4:17pm MDT