# \$398,900 - 306 26 Street, Edmonton

MLS® #E4440344

## \$398,900

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 \$398,900

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 None

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 134

Zoning Zone 53

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