

# \$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 | 98              |
| Zoning         | Zone 53         |

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Listing information last updated on October 23rd, 2025 at 2:47am MDT