\$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
Туре	Single Family
Sub-Type	Residential Attached
Style	2 Storey

Community InformationAddress306 26 StreetAreaEdmontonSubdivisionAlcesCityEdmontonCountyALBERTAProvinceABPostal CodeT6 3 J1AmenitiesCelling 9 ft, Low Flow Faucets/ShowerParking Spaces1Parking Spaces1ApplancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStove-ElectricStove-ElectricHeatingForced Air-1, ElectricStories2Ass BasementYesBasementYesExteriorSinde Cane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylExteriorWood, VinylFoundationConcrete PerimeterAdditional Information, Schools, Shopping NearbyPaulationZoncrete PerimeterDate ListedJune 4th, 2025Days on Market72ZoningZone 53	Status	Active
AreaEdmontonSubdivisionAlcesCityEdmontonCountyALBERTAProvinceABPostal CodeT6X 3J1AmenitiesAmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParking Spaces1ParkingSingle Garage DetachedInterior FeaturesAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationGoncrete PerimeterDate ListedJune 4th, 2025Days on MarketJin	Community Information	
SubdivisionAlcesCityEdmontonCountyALBERTAProvinceABPostal CodeT6X 3J1AmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParkingSingle Garage DetachedParkingSingle Garage DetachedInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationGoncrete PerimeterAtditional InformationGoncrete PerimeterDate ListedJune 4th, 2025Days on Marke72	Address	306 26 Street
CityEdmontonCountyALBERTAProvinceABPostal CodeT6X 3J1AmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParking Spaces1ParkingSingle Garage DetachedInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStores2Has BasementFul, UnfinishedExteriorBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterApoliancesDischer PerimeterExteriorSonge Concrete PerimeterPationMood, VinylExteriorGoncrete PerimeterPoundationJoncrete PerimeterDate ListedJune 4th, 2025Days on Market72	Area	Edmonton
CountyALBERTAProvinceABPostal CodeT6X 3J1AmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParking Spaces1ParkingSingle Garage DetachedInteriorensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterPoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Market72	Subdivision	Alces
ProvinceABPostal CodeT6X 3J1AmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParkingCeiling 9 ft., Low Flow Faucets/ShowerParkingSingle Garage DetachedInteriorInteriorInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFourdationConcrete PerimeterDate ListedJune 4th, 2025Days on Market72	City	Edmonton
Postal CodeT6X 3J1AmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParking Spaces1ParkingSingle Garage DetachedInteriorensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricHas BasementYesBasementYesExteriorWood, VinylExteriorBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFourdationConcrete PerimeterProtectionSchoels Shopping NearbyPotal ListedJune 4th, 2025Days on MarkeJune 4th, 2025	County	ALBERTA
AmenitiesCeiling 9 ft., Low Flow Faucets/ShowerAmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParking Spaces1ParkingSingle Garage DetachedInteriorensuite DatancedInterior Featuresensuite bathroomAppliancesDiskmasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementVell, UnfinishedExteriorMod, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schooping NearbyRoofAsphalt ShinglesConstructionWood, VinylFourdationConcrete PerimeterDate ListedJune 4th, 2025Days on MarkeJune 4th, 2025	Province	AB
AmenitiesCeiling 9 ft., Low Flow Faucets/ShowerParking1Parkingingle Garage DetachedInteriorInteriorInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFourdationConcrete PerimeterDate ListedJune 4th, 2025Days on Marke72	Postal Code	T6X 3J1
Parking Spaces1ParkingSingle Garage DetachedInteriorInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Market72	Amenities	
ParkingSingle Garage DetachedInteriorInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Marke72	Amenities	Ceiling 9 ft., Low Flow Faucets/Shower
InteriorInterior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Marke72	Parking Spaces	1
Interior Featuresensuite bathroomAppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, Stove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Market72	Parking	Single Garage Detached
AppliancesDishwasher-Built-In, Garage Control, Oven-Microwave, Refrigerator, StoriesHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorVood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Marke72	Interior	
NumberStove-ElectricHeatingForced Air-1, ElectricStories2Has BasementYesBasementFull, UnfinishedExteriorExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterAdditional InformationJune 4th, 2025Date ListedJune 4th, 2025Days on Market72	Interior Features	ensuite bathroom
Stories2Has BasementYesBasementFull, UnfinishedExteriorKood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Market72	Appliances	
Has BasementYesBasementFull, UnfinishedExteriorVood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterDate ListedJune 4th, 2025Days on Marke72	Heating	Forced Air-1, Electric
BasementFull, UnfinishedExteriorWood, VinylExterior FeaturesBack, Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterJune 4th, 2025Date ListedJune 4th, 2025Days on Market72	Stories	2
ExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterAdditional InformationJune 4th, 2025Date ListedJune 4th, 2025Days on Market72	Has Basement	Yes
ExteriorWood, VinylExterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterAdditional InformationDate ListedJune 4th, 2025 Tays on MarketDays on Market72	Basement	Full, Unfinished
Exterior FeaturesBack Lane, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterAdditional InformationDate ListedJune 4th, 2025Days on Market72	Exterior	
Transportation, Schools, Shopping NearbyRoofAsphalt ShinglesConstructionWood, VinylFoundationConcrete PerimeterAdditional InformationDate ListedJune 4th, 2025Days on Market72	Exterior	Wood, Vinyl
ConstructionWood, VinylFoundationConcrete PerimeterAdditional InformationDate ListedJune 4th, 2025Days on Market72	Exterior Features	
FoundationConcrete PerimeterAdditional InformationDate ListedJune 4th, 2025Days on Market72	Roof	Asphalt Shingles
Additional InformationDate ListedJune 4th, 2025Days on Market72	Construction	Wood, Vinyl
Date ListedJune 4th, 2025Days on Market72	Foundation	Concrete Perimeter
Days on Market 72	Additional Information	
	Date Listed	June 4th, 2025
Zoning Zone 53	Days on Market	72
	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 14th, 2025 at 10:32pm MDT