# \$456,000 - 14536 26 Street, Edmonton

MLS® #E4428151

## \$456,000

4 Bedroom, 2.00 Bathroom, 1,269 sqft Single Family on 0.00 Acres

Fraser, Edmonton, AB

Fantastic split level home looking for new owners to enjoy! Terrific family floorplan in the heart of Fraser community - a corner lot nestled in on a quiet street. Exterior repainted and some inside. There's a new fence, 2 new sheds outdoors, new roof 2024 shingles and eavestrough, new furnace, hot water tank, air conditioner, water softener, water purifier. Supersized double garage with workshop. Your family will easily transition into life in this fantastic location, where ways to get around and through the city is so accessible. The main floor boasts lots of natural light with a fully equipped stainless steel eat-in kitchen, spacious dining room and living room. From there you can go up to the bedrooms or down to the family room. Very nice layout to give a larger family space. Pride of ownership is very evident from the moment you walk up to the door. Come by to buy!



Built in 1980

#### **Essential Information**

MLS® # E4428151

Price \$456,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1
Half Baths 2

Square Footage 1,269 Acres 0.00

Year Built 1980

Type Single Family

Sub-Type Detached Single Family

Style 4 Level Split

Status Active

## **Community Information**

Address 14536 26 Street

Area Edmonton

Subdivision Fraser

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 1W7

## **Amenities**

Amenities Air Conditioner, Vinyl Window

Parking Spaces 4

Parking Double Garage Detached, In:

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, C

Refrigerator, Storage Shed, S

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Glass Door

Stories 4

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

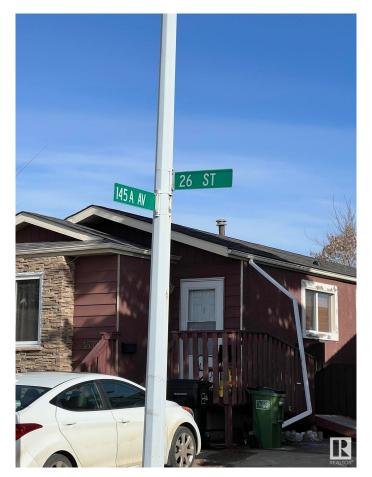
Exterior Wood, Metal

Exterior Features Corner Lot, Fenced, Flat Site

Roof Asphalt Shingles

Construction Wood, Metal

Foundation Concrete Perimeter





## **Additional Information**

Date Listed March 28th, 2025

Days on Market 9

Zoning Zone 35

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 April 5th, 2025 at 11:47pm MDT