

## **\$423,900 - 14536 26 Street, Edmonton**

MLS® #E4428151

**\$423,900**

4 Bedroom, 2.00 Bathroom, 1,269 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

CORNER LOT like NO other - no exit so low drive throughs! Terrific extended family split-level floorplan in the heart of Fraser community - nestled in on a quiet street. Exterior recently repainted, some inside and beautiful lighting. New fence, 2 new sheds outdoors, new roof 2024 shingles and eavestrough, new furnace, hot water tank, air conditioner, water softener, water purifier, enclosed with triple-pane windows. Supersized double+half garage with workshop and professional constructed firewood storage addon (plastic insulation lined). 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. Go up to the bedrooms or down to the family room. Very nice layout to give a larger family space and privacy. Basement level open for your creativity. Pride of ownership is evident. Come by to buy!

Built in 1980

### **Essential Information**

MLS® # E4428151

Price \$423,900



|                |                        |
|----------------|------------------------|
| 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 Windows          |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Detached, Insulated, Shop |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| 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 | 37               |
| Zoning         | Zone 35          |



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Listing information last updated on May 4th, 2025 at 12:02pm MDT