

## **\$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**

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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	34
Zoning	Zone 35



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