

## \$435,000 - 14536 26 Street, Edmonton

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MLS® #E4428151

**\$435,000**

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	\$435,000
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 Windows
Parking Spaces	4
Parking	Double Garage Detached, In

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, G 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	23
Zoning	Zone 35

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