

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

Interior

Interior Features ensuite bathroom
 Appliances Dishwasher-Built-In, Dryer, Gas
 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	7
Zoning	Zone 35

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Listing information last updated on April 4th, 2025 at 3:17pm MDT