

Courtesy Of Corey Young Of Professional Realty Group

# \$174,900 - 13 14620 26 Street, Edmonton

MLS® #E4428760

**\$174,900**

2 Bedroom, 1.00 Bathroom, 936 sqft  
Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

No one above you, no one below you...welcome to this unique layout in a very well cared for complex. With a large fenced yard and your own outdoor storage room, you have an incredible amount of space for your stuff! Professionally renovated in 2024 with new flooring and paint and many other small details, this condo is move-in ready! There are 2 good sized bedrooms, one bath, in-suite laundry and all the appliances are included. Enjoy your wood burning fireplace on those cold winter nights, nestle in and relax in your own oasis. Welcome home.

Built in 1981

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4428760          |
| Price          | \$174,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 936               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 14620 26 Street |
| Area        | Edmonton           |
| Subdivision | Fraser             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 2J9            |

## Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Hot Water Natural Gas |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 35         |
| Condo Fee      | \$256           |

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Listing information last updated on April 4th, 2025 at 8:17pm MDT