

Courtesy Of Vincent Hiew Of Maximum Realty Inc.

## \$119,900 - 407 14808 26 Street, Edmonton

MLS® #E4421687

**\$119,900**

3 Bedroom, 1.00 Bathroom, 983 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

3 Bedroom Top Floor SE corner suite with 983 SqFt!\* This building is one of a four-building complex originally built in 1981. This particular unit is located in a building that was involved in a fire in 2016; resulting in the restoration of the building from inside and out! Building is LIKE NEW, including newer: Exterior, Windows, Electrical, Furnace, Plumbing, Roof, Hallways, Walls, Floors, Ceilings, Kitchen, Bathroom, and building also has new Vapor Barrier.\* Primary bedroom has walk-in closet. Large in-suite Storage Room. \* Close to Shopping, Schools & Public Transit. Easy access to Anthony Henday.\* Condo fees include; Heat, Water, Parking, Exterior Maintenance, and Reserved Funds.\* Plenty of Visitor and Street Parking.\* GREAT OPPORTUNITY as a first home purchase or investment property.

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421687  |
| Price          | \$119,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 983       |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 407 14808 26 Street |
| Area        | Edmonton            |
| Subdivision | Fraser              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 2G4             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas                 |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement                                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Hardie Board Siding   |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 14th, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 63      |
| Zoning         | Zone 35 |
| Condo Fee      | \$699   |

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Listing information last updated on April 18th, 2025 at 6:32pm MDT