

## \$495,000 - 15138 26 Street, Edmonton

MLS® #E4422327

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

This stunning half duplex home, built by EXCEL Homes, offers the perfect blend of style and functionality. Featuring a double front attached garage, side entrance, and ample parking, this home is designed for convenience. Enjoy top-tier upgrades, including all appliances (washer & dryer included), knockdown ceilings, luxury vinyl plank flooring, an upgraded ensuite bathroom, and a second-floor laundry room. The kitchen is a showstopper, showcasing a modern design with an island, full-height cabinetry, quartz countertops, electric stove, built-in microwave, stainless steel appliances, and a pantry. The separate master bedroom boasts a walk-in closet and a private ensuite. Additionally, every EXCEL home is GREEN BUILT CANADA certified, ensuring a healthier, more durable living space with a lower environmental impact. This home truly has it all!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4422327  |
| Price      | \$495,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,438         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15138 26 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Y5         |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | See Remarks, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Playground Nearby, Recreation Use, Schools, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

Date Listed February 20th, 2025

Days on Market 54

Zoning Zone 35

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Listing information last updated on April 15th, 2025 at 9:02pm MDT