

## \$115,000 - 402 14808 26 Street, Edmonton

MLS® #E4424616

**\$115,000**

3 Bedroom, 1.00 Bathroom, 982 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Welcome to this well maintained TOP FLOOR 3-bedroom condo in Fraser, offering everything you need as an investor or first-time buyer! This unit was completely rebuilt in 2018 and features a functional U-shaped kitchen with all appliances, including a dishwasher, leading into an open dining and living room area. Off the living room, youâ€™ll find access to a MASSIVE west-facing balcony with lots of space for a BBQ and table/chairs. Down the hall, there are two secondary bedrooms on the left, while across the hall is the primary bedroom with a walk-in closet and DIRECT ACCESS to the shared 4 pc bathroom. Additionally, this unit includes a large storage room near the entrance, which could easily be used as a den. Condo fees in this complex cover heat/water, as well as a covered parking stall. With easy access to the Anthony Henday, bus stop is steps away, and just minutes from Manning Town Centre, this 3-bedroom condo is a fantastic opportunity at an unbeatable price. Donâ€™t miss outâ€™it wonâ€™t last long!

Built in 1981

### Essential Information

MLS® # E4424616

Price \$115,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 982                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 14808 26 Street |
| Area        | Edmonton            |
| Subdivision | Fraser              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 2G4             |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Off Street Parking, Intercom, Patio, Security Door |
| Parking Spaces | 1                                                  |
| Parking        | Stall, Underground                                 |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water                                                              |
| # of Stories      | 4                                                                             |
| Stories           | 1                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | None, No Basement                                                             |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Fraser School         |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 35         |
| Condo Fee      | \$698           |

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Listing information last updated on April 19th, 2025 at 4:32pm MDT