

\$474,900 - 1415 26 Avenue, Edmonton

MLS® #E4451334

\$474,900

3 Bedroom, 3.50 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this spacious 2,110.11 sq.ft. duplex (including finished basement) with a double car garage, ideally located within walking distance to the Recreation Centre, high school, and Chalo FreshCo. The main floor features a spacious foyer, a convenient half bathroom, a cozy living room with a fireplace, and a dining area that flows into the well-equipped kitchen. The kitchen includes a gas stove, hood fan, large island, and a generous pantry. Upstairs, youâ€™ll find a bright bonus room, a large primary bedroom with a private ensuite, two additional good-sized bedrooms, and another full bathroom. The fully finished basement offers a recreation room, a full bathroom, and potential for a side entranceâ€”perfect for future development or in-law space. The large backyard is ideal for kids and outdoor entertaining.

Built in 2015

Essential Information

MLS® #	E4451334
Price	\$474,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,513
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1415 26 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W1

Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra, Natural Gas Stove Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 6th, 2025

Days on Market 94

Zoning Zone 30

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