

## \$499,900 - 1415 26 Avenue, Edmonton

MLS® #E4451334

**\$499,900**

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      | \$499,900 |
| 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 74

Zoning Zone 30

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Listing information last updated on October 19th, 2025 at 4:47pm MDT