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

MLS® #E4435529

#### \$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, you'II 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. Don't miss outâ€"it won't last long!

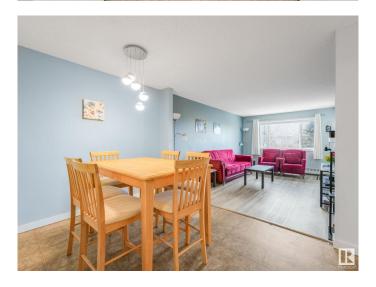
Built in 1981

## **Essential Information**

MLS® # E4435529 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 May 8th, 2025

Days on Market 2

Zoning Zone 35

Condo Fee \$698

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 12:32am MDT