

## \$365,000 - 11135 26 Avenue, Edmonton

MLS® #E4447560

**\$365,000**

3 Bedroom, 1.50 Bathroom, 1,195 sqft  
Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this renovated half duplex in the heart of Blue Quill! Offering nearly 1,200 sq ft, this 3 bed, 1.5 bath home is move-in ready with no condo fees. The main floor features a bright living room with large windows, an open-concept kitchen and dining area, and a renovated 2-piece bath. Upstairs offers 3 spacious bedrooms and an updated 4-piece bath.\*\*The unfinished basement includes a separate entrance, laundry area, rough-in plumbing, and a workshop spaceâ€”ideal for future development or a potential suite.\*\*Recent upgrades by the current owner include a full interior renovation by a professional contractor, a new hot water tank (2024), and backyard landscaping (2025). Windows and shingles were replaced by the previous owner and remain in good condition.\*\*\*Enjoy a large deck in the beautifully landscaped, fully fenced backyard with shed, and rear parking stall with lane access. Located in a prime southside neighborhood close to LRT, schools, shopping, Whitemud Drive, parks, and walking trails.

Built in 1981

### Essential Information

MLS® #	E4447560
Price	\$365,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11135 26 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5M7

### Amenities

Amenities	On Street Parking, Deck, No Smoking Home
Parking	Stall

### Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

**Additional Information**

Date Listed	July 14th, 2025
Days on Market	55
Zoning	Zone 16

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Listing information last updated on September 7th, 2025 at 1:17pm MDT