

## \$495,000 - 15138 26 Street, Edmonton

MLS® #E4422327

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

This stunning half duplex home, built by EXCEL Homes, offers the perfect blend of style and functionality. Featuring a double front attached garage, side entrance, and ample parking, this home is designed for convenience. Enjoy top-tier upgrades, including all appliances (washer & dryer included), knockdown ceilings, luxury vinyl plank flooring, an upgraded ensuite bathroom, and a second-floor laundry room. The kitchen is a showstopper, showcasing a modern design with an island, full-height cabinetry, quartz countertops, electric stove, built-in microwave, stainless steel appliances, and a pantry. The separate master bedroom boasts a walk-in closet and a private ensuite. Additionally, every EXCEL home is GREEN BUILT CANADA certified, ensuring a healthier, more durable living space with a lower environmental impact. This home truly has it all!

Built in 2022

### Essential Information

MLS® #	E4422327
Price	\$495,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	15138 26 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3Y5

### Amenities

Amenities	See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Recreation Use, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 20th, 2025

Days on Market 60

Zoning Zone 35

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