

Courtesy Of Gerard Y Hagan Of Sterling Real Estate

## \$183,900 - 45 14620 26 Street, Edmonton

MLS® #E4425174

**\$183,900**

2 Bedroom, 1.00 Bathroom, 1,129 sqft  
Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Stunning & Spacious Corner Unit! This beautifully updated 2-bedroom + den (or optional 3rd bedroom) upper-level carriage-style condo offers 1,100 sq. ft. of living space with only one side neighbor for added privacy. The inviting living room features gorgeous hardwood flooring and a cozy corner wood-burning fireplace, perfect for relaxing evenings. The dining area flows into a modern kitchen boasting granite countertops, a walk-in pantry, and stunning mosaic tile flooring. The unit also offers in-suite laundry, large bedrooms, and a lovely bathroom. Step outside to enjoy a large private balcony and the convenience of extra outdoor storage. Located in a well-maintained complex, this home is just minutes from parks, schools, and other great amenities.

Built in 1981

### Essential Information

MLS® #	E4425174
Price	\$183,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,129
Acres	0.00
Year Built	1981



Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	45 14620 26 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2J9

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Fraser School
Middle	St. Elizabeth Seton
High	Archbishop O'Leary

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$301

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 March 14th, 2025 at 6:47am MDT