

Courtesy Of Nathan Lorenz Of Real Broker

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

MLS® #E4424616

\$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'll 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 out! It won't last long!

Built in 1981

Essential Information

MLS® #	E4424616
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	March 7th, 2025
Days on Market	36
Zoning	Zone 35
Condo Fee	\$698

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