

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	39
Zoning	Zone 35
Condo Fee	\$698

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