

# \$499,900 - 1415 26 Avenue, Edmonton

MLS® #E4451334

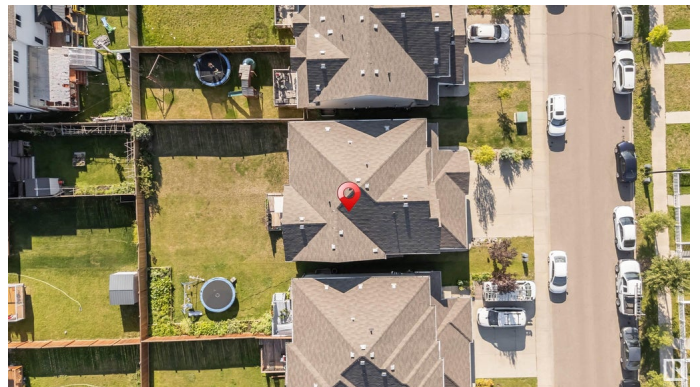
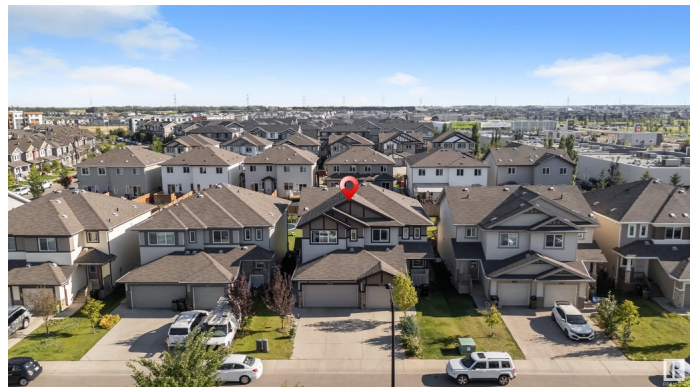
**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,513 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this spacious 2,110.11 sq.ft. duplex (including finished basement) with a double car garage, ideally located within walking distance to the Recreation Centre, high school, and Chalo FreshCo. The main floor features a spacious foyer, a convenient half bathroom, a cozy living room with a fireplace, and a dining area that flows into the well-equipped kitchen. The kitchen includes a gas stove, hood fan, large island, and a generous pantry. Upstairs, youâ€™™ll find a bright bonus room, a large primary bedroom with a private ensuite, two additional good-sized bedrooms, and another full bathroom. The fully finished basement offers a recreation room, a full bathroom, and potential for a side entranceâ€”perfect for future development or in-law space. The large backyard is ideal for kids and outdoor entertaining.

Built in 2015



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451334  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,513         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1415 26 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0W1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Extra, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Commercial, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed August 6th, 2025

Days on Market 1

Zoning Zone 30

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Listing information last updated on August 7th, 2025 at 1:32am MDT