

Courtesy Of Evan Cochlin Of MaxWell Challenge Realty

## \$165,000 - 15023 26 Street, Edmonton

MLS® #E4425594

**\$165,000**

2 Bedroom, 1.00 Bathroom, 888 sqft  
Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

AMAZING VALUE! This spacious UPPER FLOOR 2 BEDROOM, 1 bathroom carriage condo is move-in ready, featuring fresh paint and UPGRADED FLOORING throughout. The bright living area boasts a large window for natural light and a wood-burning fireplace with tile surround, perfect for cozy winter nights. The open dining area flows into the modern kitchen, complete with white cabinetry, ample counter and storage space, and a WALK-IN PANTRY for extra storage. The primary bedroom offers a walk-through closet leading to the 4pc bathroom, while the second bedroom is a great size for guests or a home office. Enjoy the convenience of in-suite laundry and a private storage room right next to your front door. Conveniently located within 5 minutes walking distance to Fraser School and Fraser Community Child Care Centre. Just a 5 minute drive from Manning Town Centre and Clareview LRT Station. Whether you're a first-time buyer or investor, this well-kept unit is a fantastic opportunity!

Built in 1981

### Essential Information

MLS® #	E4425594
Price	\$165,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	15023 26 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2M4

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage-Locker Room
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$279

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