

Courtesy Of Taleb Choucair Of RE/MAX River City

## \$69,900 - 404 14816 26 Street, Edmonton

MLS® #E4427890

**\$69,900**

1 Bedroom, 1.00 Bathroom, 676 sqft  
Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

Investment alert first home buyer affordable priced Top floor renovated 1 bed 1 bath apartment in convenient & mature community of Fraser! This single level 1 bedroom / 1 bathroom apartment offers fresh appeal & modern finishes creating a Youâ€™™ll enjoy the updated finishes of fresh paint colours & newer flooring in the living area extending into the bedrooms. A functional kitchen includes a built-in dishwasher and overlooking the living room The large primary bedroom has a walk-in closet with built in organizer. and a nicely renovated 4 pic bath A large storage closet at the front door offers an abundance of storage. Plus covered balcony with great view Tenant would like to say paying \$1050

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4427890          |
| Price          | \$69,900          |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 676               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 404 14816 26 Street |
| Area        | Edmonton            |
| Subdivision | Fraser              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 2G4             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Parkade     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 4   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 35          |
| Condo Fee      | \$484            |

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 April 11th, 2025 at 6:32pm MDT