

## \$286,800 - 15 11111 26 Avenue, Edmonton

MLS® #E4447223

**\$286,800**

3 Bedroom, 1.50 Bathroom, 1,182 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

HALF DUPLEX, TOWNHOUSE with A/C in Commuter's Dream in Blue Quill. LRT at your doorstep, just a 5-minute walk. Completely Renovated with fresh PAINT, S/S APPLIANCES and HARDWOOD flooring. The main floor features a convenient half bath, bright living & dining rooms, with a cozy fireplace and access to the fully fenced backyard. Upstairs are 3 bedrooms & a full bath. Basement has a large rec room & utility room (come with a WORKPLACE table set). And never forget the amazing LAUNDRY set, Hot water tank (2021) and CENTRAL AIR CONDITIONING. This location provides excellent access to public transit options, parks, schools, & shopping! This unit includes TWO PARKING STALLS both located left in front of the property! LOW CONDO FEES! Whether you're a commuter, a first-time buyer, or looking for an affordable home in a PRIME LOCATION—this one—™s a must-see!

Built in 1982

### Essential Information

MLS® #	E4447223
Price	\$286,800
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,182
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	15 11111 26 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5M7

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 2

Zoning Zone 16

Condo Fee \$316

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