

## \$450,000 - 1512 26 Avenue, Edmonton

MLS® #E4458724

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this just renovated 3 bed, 2.5 bath single-family home in Tamarack with no condo fees - just minutes from a rec centre, high school, grocery stores, restaurants and more. Outside, enjoy brand new sod, a new deck, new stone accents, new updated exterior lighting, and a detached garage with a built-in workshop. Inside features brand new luxury vinyl plank flooring, new carpet, new bathroom flooring, fresh paint throughout the entire home including all interior doors, new blinds, and brand new modern lighting throughout. Whether you're a first-time buyer searching for a move-in ready home or an investor seeking a property with strong rental appeal, this one checks all the boxes. Rec Center, Schools, Shopping, Restaurants and MORE, ALL in walking distance. 5 Minutes to the Anthony Henday or Whitemud Drive. Get the feel of a new build in a mature, established community!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458724  |
| Price      | \$450,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 1,438                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1512 26 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0W2        |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                                                    |
| Parking        | Double Garage Detached                                                                                                               |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Oven-Built-In, Refrigerator-Energy Star, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Stories           | 2                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                         |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 30              |

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Listing information last updated on October 22nd, 2025 at 2:32pm MDT