

## \$439,900 - 1512 26 Avenue, Edmonton

MLS® #E4464075

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,438 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Freshly updated 2018 TWO-STOREY in TAMARACK showcasing a long list of thoughtful UPGRADES inside and out. Step inside to find BRAND-NEW FLOORING on the main, NEW CARPET on the stairs and upper level, UPGRADED LIGHTING throughout including elegant FOYER CHANDELIERS and a stylish ISLAND PENDANT. All plugs and switches have been replaced, and the BATHROOMS refreshed with NEW FLOORING, CUSTOM-TRIMMED MIRRORS, and MODERN VANITY LIGHTS. The home feels bright, fresh, and truly MOVE-IN READY. Outside, enjoy NEW SOD, a FRESHLY BUILT DECK, CONTEMPORARY STONE ACCENTS, and UPDATED EXTERIOR LIGHTING for added curb appeal. Offering roughly 1,438 SQ. FT. with 3 BEDROOMS and 2.5 BATHROOMS, this home also features 9-FT MAIN-FLOOR CEILINGS, a FENCED YARD, and a DOUBLE DETACHED GARAGE with BUILT-IN WORKBENCH/WORKSHOP. The UNFINISHED BASEMENT is spotless and ready for future development. Walking distance to the MEADOWS REC CENTRE, SCHOOLS, and RESTAURANTS, with quick access to the ANTHONY HENDAY and WHITEMUD DRIVE.

Built in 2018

### Essential Information

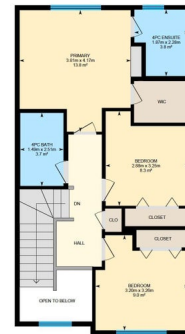


1512 26 Ave NW, Edmonton, AB

Main Building: Total Exterior Area Above Grade 133.56 m<sup>2</sup>



Main Floor  
Exterior Area 65.31 m<sup>2</sup>



1st Floor  
Exterior Area 68.25 m<sup>2</sup>

|                |                      |
|----------------|----------------------|
| MLS® #         | E4464075             |
| Price          | \$439,900            |
| 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      | Ceiling 9 ft., Deck, See Remarks |
| Parking Spaces | 5                                |
| Parking        | Double Garage Detached           |

### Interior

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

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | A. Blair McPherson School |
| Middle     | Svend Hansen School       |
| High       | South East High (future)  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 31st, 2025 at 3:17am MDT