

## **\$675,000 - 1219 26 Avenue, Edmonton**

MLS® #E4440603

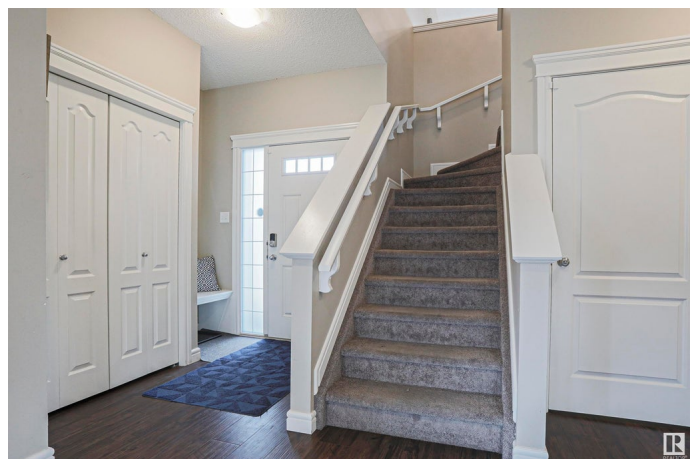
**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,933 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This IMMACULATELY MAINTAINED house comes with a fully finished basement. It has total 2600+ sq ft living space and is located on a BIG CORNER LOT in TAMARACK, one of the most desired communities of SE. It has an OPEN CONCEPT main floor with 9-ft ceiling, luxury vinyl plank flooring, spacious living room, dining area, upgraded laundry room, impressive modern kitchen with UPGRADED APPLIANCES & GRANITE countertops. As you go up to the upper floor, there are 3 bedrooms with upgraded closets, 2 washrooms, and a HUGE BONUS ROOM with a VAULTED CEILING and large windows which bring lot of natural sunlight. PRIMARY BEDROOM with an incredible 4-PC ENSUITE and WALK-IN CLOSET is like a dream come true. House is equipped with a CENTRAL AC to stay cool in hot summer days as well as fully fenced and landscaped backyard with gazebo on a huge deck to enjoy summer evenings. Basement has SEPARATE ENTRANCE, SEPARATE KITCHEN and LAUNDRY and it is FULLY FINISHED PROFESSIONALLY with CITY PERMITS and HIGH-END FINISHES.



Built in 2018

### **Essential Information**

MLS® # E4440603

Price \$675,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,933                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1219 26 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E5        |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Patio, HRV System |
| Parking   | Double Garage Attached                                                                |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 30        |

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Listing information last updated on June 15th, 2025 at 2:02pm MDT