

Courtesy Of Samantha King Of RE/MAX River City

## **\$97,500 - 303 14908 26 Street, Edmonton**

MLS® #E4418411

**\$97,500**

1 Bedroom, 1.00 Bathroom, 738 sqft

Condo / Townhouse on 0.00 Acres

Fraser, Edmonton, AB

This fully renovated one-bedroom, one-bath condo has a versatile den/office and balcony, offering the perfect blend of modern comfort and functional design. This home showcases a fresh, contemporary look with meticulous attention to style and detail. Enjoy brand-new appliances, sleek quartz countertops, and a walk-in shower. New pot lights throughout enhance the ambiance, while updated flooring, fresh paint, and a stylish kitchen and bathroom add to the modern appeal. The den/office space is perfect for remote work, hobbies, or reading nook. Say goodbye to the stress of searching for parking with your reserved and convenient assigned parking spot. The building is currently undergoing a transformation with updates to the exterior, stairs, and hallways. Ideal for first-time buyers, savvy investors, or anyone tired of paying rent, this home is your opportunity to step into the property market or expand your portfolio. All this and it's located to services and amenities, schools and shopping!

Built in 1981

### **Essential Information**

MLS® # E4418411

Price \$97,500

Bedrooms 1



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 1.00                  |
| Full Baths     | 1                     |
| Square Footage | 738                   |
| Acres          | 0.00                  |
| Year Built     | 1981                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 303 14908 26 Street |
| Area        | Edmonton            |
| Subdivision | Fraser              |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Y 2G4             |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### **Interior**

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

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 103                |
| Zoning         | Zone 35            |
| Condo Fee      | \$491              |

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