

## \$1,098,000 - 4535 26 Avenue, Edmonton

MLS® #E4426051

**\$1,098,000**

6 Bedroom, 6.50 Bathroom, 3,676 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

This exquisite custom build offers over 5,000 sq ft of livable space, perfectly designed for modern family living. With 6 spacious bedrooms and 7 luxurious bathrooms, this home provides ample room for everyone. Each bedroom has its own bathroom and ceiling fan.

As you step inside, you'll be captivated by the stunning staircase that creates a grand entrance. The heart of the home features an expansive kitchen, ideal for entertaining and family gatherings, complete with a separate spice kitchen for all your culinary adventures. This property also boasts incredible potential for a suite! With a separate entrance leading to a generous 1,600 sq ft space, complete with a wet bar, it's perfect for guests or even rental income. Convenience is key here, as this home is located close to all amenities and the LRT, making it easy to access universities and downtown. Additional highlights include a beautifully landscaped yard and parking for up to 10 cars in the driveway.

Built in 2015

### Essential Information

MLS® #	E4426051
Price	\$1,098,000
Bedrooms	6
Bathrooms	6.50



Full Baths	6
Half Baths	1
Square Footage	3,676
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4535 26 Avenue
Area	Edmonton
Subdivision	Weinlos
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4H4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Wet Bar, 9 ft. Basement Ceiling
Parking Spaces	10
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Furniture Included, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Wet Bar
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	49
Zoning	Zone 29

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Listing information last updated on May 5th, 2025 at 9:02pm MDT