

\$365,000 - 11135 26 Avenue, Edmonton

MLS® #E4447560

\$365,000

3 Bedroom, 1.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this renovated half duplex in the heart of Blue Quill! Offering nearly 1,200 sq ft, this 3 bed, 1.5 bath home is move-in ready with no condo fees. The main floor features a bright living room with large windows, an open-concept kitchen and dining area, and a renovated 2-piece bath. Upstairs offers 3 spacious bedrooms and an updated 4-piece bath.**The unfinished basement includes a separate entrance, laundry area, rough-in plumbing, and a workshop space—ideal for future development or a potential suite.**Recent upgrades by the current owner include a full interior renovation by a professional contractor, a new hot water tank (2024), and backyard landscaping (2025). Windows and shingles were replaced by the previous owner and remain in good condition.***Enjoy a large deck in the beautifully landscaped, fully fenced backyard with shed, and rear parking stall with lane access. Located in a prime southside neighborhood close to LRT, schools, shopping, Whitemud Drive, parks, and walking trails.

Built in 1981

Essential Information

MLS® # E4447560

Price \$365,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11135 26 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5M7

Amenities

Amenities	On Street Parking, Deck, No Smoking Home
Parking	Stall

Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Sweet Grass School
Middle	Vernon Barford School
High	Harry Ainlay School

Additional Information

Date Listed	July 14th, 2025
Days on Market	19
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 8:02pm MDT