

## \$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

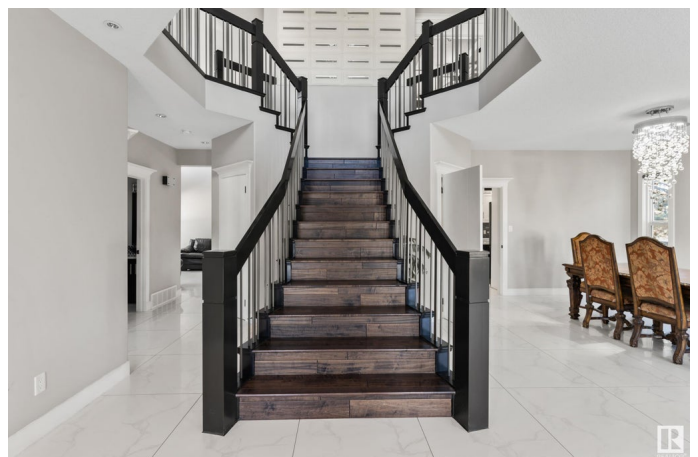
This exquisite custom build offers over 5,000 sq ft of livable space, perfectly designed for modern family living. With 6 spacious bedrooms and 7 luxurious bathrooms, this home provides ample room for everyone. Each bedroom has its own bathroom and ceiling fan.

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 | 45               |
| Zoning         | Zone 29          |

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Listing information last updated on May 1st, 2025 at 12:17am MDT