

## \$609,000 - 19616 26 Avenue, Edmonton

MLS® #E4435831

**\$609,000**

4 Bedroom, 3.50 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Beautiful 2-Storey Home with Finished Basement in a Prime Neighborhood Welcome to this spacious and well-maintained 4-bedroom, 3.5-bathroom home located in one of the area's most desirable neighborhoods. This 2-storey residence offers over 2100 square footage, of thoughtfully designed living space, perfect for families of all sizes. The upper floor features a large Great Room, ideal for entertaining or relaxing with loved ones. The modern kitchen flows seamlessly into the dining area, creating a warm and welcoming atmosphere. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private 5 ensuite bath. The fully finished basement offers additional living space—perfect for a recreation room, 2nd kitchen and 4th bedroom. K9 school coming at 5 min walk Freshco is at 2 min drive and new commercial plaza is also coming at 2 min drive. Close to parks, ravines and walking trails. Enjoy peace of mind in a family-friendly neighborhood.

Built in 2018

### Essential Information

MLS® # E4435831

Price \$609,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,197
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	19616 26 Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0X4

### **Amenities**

Amenities	Ceiling 9 ft.
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stone
Exterior Features	Golf Nearby, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025

Days on Market                3

Zoning                            Zone 57

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