

## \$279,500 - 10 11111 26 Avenue, Edmonton

MLS® #E4436941

**\$279,500**

3 Bedroom, 1.50 Bathroom, 1,128 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Enjoy HALF DUPLEX, TOWNHOUSE living in Commuter's Dream in Blue Quill. LRT at Your Doorstep + WALKABLE LOCATION. Completely Renovated with new kitchen countertop, sink, faucet, 2 upgrade bathrooms with new vanity, vinyl plank flooring and new lightings throughout both floors. The main floor features spacious living & dining rooms, kitchen with breakfast nook with access to the backyard & a convenient half bath. Upstairs are 3 bedrooms & a full bath. Basement has a large rec room (new carpet) & utility room. Hot water tank and furnace ( both were 2024). This location provides excellent access to public transit options, parks, schools, & shopping! This unit includes TWO PARKING STALLS BOTH LOCATED RIGHT IN FRONT OF THE property â€” no more parking hassles! Low Condo Fee too! Whether you're a commuter, a first-time buyer, or looking for an affordable home in a PRIME LOCATIONâ€”this oneâ€™s a must-see!

Built in 1982

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4436941  |
| Price     | \$279,500 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,128             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 10 11111 26 Avenue |
| Area        | Edmonton           |
| Subdivision | Blue Quill         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 5M7            |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                     |
| Parking        | 2 Outdoor Stalls                      |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 16        |
| Condo Fee      | \$314          |

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Listing information last updated on May 23rd, 2025 at 2:17am MDT