

# \$415,000 - 7853 26 Avenue, Edmonton

MLS® #E4455049

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,055 sqft  
Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Welcome to this updated bi-level in Meyonohk! Move-in ready with fresh paint, new flooring, and a heated garage, this home offers style and comfort. The main level features a bright living room, functional kitchen, dining space with plenty of natural light. The lower level includes fully finished basement with three bedrooms and two full bathrooms. Outside, enjoy a fully fenced backyard perfect for family, pets, and entertaining. Located close to schools, parks, shopping, public transit, and major roadways, this home combines modern upgrades with a fantastic southside location. Some Pictures are Virtually Staged.

Built in 1982

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455049               |
| Price          | \$415,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7853 26 Avenue |
| Area        | Edmonton       |
| Subdivision | Meyonohk       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3S7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 29           |

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 September 17th, 2025 at 1:47pm MDT