

## \$360,000 - 11135 26 Avenue, Edmonton

MLS® #E4447560

**\$360,000**

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 \$360,000



|                |               |
|----------------|---------------|
| 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 | 67              |
| Zoning         | Zone 16         |

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Listing information last updated on September 18th, 2025 at 11:32pm MDT