

Courtesy Of Mani Bagga Of Royal Lepage Magna

## **\$1,048,800 - 4535 26 Avenue, Edmonton**

MLS® #E4436762

**\$1,048,800**

6 Bedroom, 6.50 Bathroom, 3,658 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to Weinlos! Welcome to this luxurious estate residence boasting over 3,657 sqft. of above-grade living space & a fully finished basement of more than 1,718 sqft, this home is perfectly designed for large families or multi-generational living. This meticulously maintained property features 6 spacious bedrooms & 6.5 modern bathrooms! Walk into the spacious living area with BAY WINDOWS & FORMAL DINING ROOM w/ CERAMIC TILE FLOORS throughout the main floor! The heart of the home includes a dream chef's kitchen w/ modern modern cabinetry while the SPICE KITCHEN offers flexibility for extended family or entertaining. The Family Rm offers 20 ft ceilings w/ ceiling to floor picture windows & modern fireplace! The solid wood DOUBLE STAIRCASE leads you to the luxurious bedrooms all w/ built-in CEILING FANS & 3x ensuite baths & 1 common bath! The fully developed basement includes a generous bonus room, ideal for a home theatre, fitness area, or playroom. Excellently located in a family friendly community!

Built in 2015

### **Essential Information**

MLS® #	E4436762
Price	\$1,048,800



Bedrooms	6
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	3,658
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	Off Street Parking, Deck
Parking Spaces	10
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Furniture Included, Garage Control, Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Wet Bar
Heating	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, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Weinlos School
Middle	Kate Chegwin School
High	W.P. Wagner School

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	32
Zoning	Zone 29

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