

## \$399,900 - 3816 26 Ave Nw, Edmonton

MLS® #E4450955

**\$399,900**

5 Bedroom, 2.00 Bathroom, 967 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

Investor and First-Time Home Buyer Alert! This charming and versatile property is perfectly located close to the Gurudwara, making it an ideal choice for families and savvy investors alike. The main floor offers a functional layout with 3 generously sized bedrooms, a bright and inviting living area, and a well-appointed kitchen, all designed for comfortable everyday living. Step outside to a huge backyard, perfect for gardening, play, or summer gatherings. The fully finished basement has a separate entrance and features a second kitchen, 2 additional bedrooms, its own laundry facilities, and plenty of living space—offering excellent potential for rental income or accommodating extended family members. Completing this home is a detached double garage, providing ample parking and storage. With its prime location, income-generating potential, and spacious lot, this property is a rare opportunity you won't want to miss! (HOT WATER TANK, FURNACE & SHINGLES REPLACED 5-10 YEARS).

Built in 1981

### Essential Information

MLS® # E4450955

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 967                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3816 26 Ave Nw |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4G5        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco, Vinyl                             |
| Foundation        | Concrete Perimeter                              |

### Additional Information

Date Listed August 1st, 2025

Days on Market 21

Zoning Zone 29

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