

## \$569,500 - 3912 26a Avenue, Edmonton

MLS® #E4449504

**\$569,500**

4 Bedroom, 2.50 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

Welcome to this beautifully maintained 4-bedroom home, with double attached garage is perfectly situated on an expansive lot that backs onto peaceful greenspaceâ€”offering exceptional privacy and space for the whole family. Upstairs, youâ€™ll find four generously sized bedrooms, including a stunning primary suite that overlooks the backyard. The luxurious ensuite features a two-person soaker tub, a separate shower, and a serene view of the mature trees outside. The main floor offers kitchen, laundry, separate dining room and two spacious living roomsâ€”one with a cozy wood-burning fireplaceâ€”ideal for both entertaining and quiet nights in. Step outside to your huge, private backyard oasis, complete with a deck and surrounded by mature trees. Whether you're hosting summer BBQs, enjoying morning coffee, or watching the kids play, this outdoor space is truly special. The finished basement adds even more versatility and entertaining space with a second wood-burning fireplace, and built-in bar area. Such a rare find!

Built in 1990

### Essential Information

MLS® # E4449504

Price \$569,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,061                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3912 26a Avenue |
| Area        | Edmonton        |
| Subdivision | Bisset          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6G2         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Bar, Deck, Vacuum System-Roughed-In |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached              |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                              |
| Fireplaces        | Brick Facing, Woodstove                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 29         |

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Listing information last updated on August 11th, 2025 at 12:47am MDT