

## \$599,900 - 926 15 Avenue, Edmonton

MLS® #E4455268

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,763 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this exceptional property featuring a meticulously designed LEGAL BASEMENT SUITE, perfect for added rental income or extended family living. The main floor boasts a spacious DEN AND FULL BATH, complemented by a stylish SPICE KITCHEN ideal for culinary enthusiasts. Upstairs, you'll find three well-appointed bedrooms, a versatile BONUS ROOM, and two full bathrooms, offering ample space for family and guests. The LEGAL BASEMENT SUITE includes two comfortable bedrooms and a full bathroom, providing privacy and convenience. This fully UPGRADED HOME is thoughtfully crafted with MODERN FINISHINGS and an inviting layout. Located just steps away from an upcoming K9 school, this property is perfect for dog lovers and families alike. Enjoy the blend of luxury and functionality in a prime location, making this home an outstanding opportunity for comfortable living and investment potential.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455268  |
| Price      | \$599,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |               |
|----------------|---------------|
| Square Footage | 1,763         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 926 15 Avenue |
| Area        | Edmonton      |
| Subdivision | Aster         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2W9       |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

Date Listed August 29th, 2025

Days on Market 67

Zoning Zone 30

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 November 4th, 2025 at 7:17pm MST