

## \$609,900 - 926 15 Avenue, Edmonton

MLS® #E4455268

**\$609,900**

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	\$609,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	1,763
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
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

Zoning Zone 30

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Listing information last updated on August 29th, 2025 at 5:33pm MDT