



TRUE OFFER  
PROPERTIES

JAN 2026

# OFF-MARKET DEAL

Edmonton, AB



TRUE OFFER PROPERTIES

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226-988-9380

14 AVE NW,  
EDMONTON

**\$399,000**

## Key Successes



Single Family Home



3 Bedrooms



3 Bathrooms



## PROPERTY OVERVIEW

### Key Characteristics



Type: Single Family Home



AS-IS Value: \$435,000



Location: 14 Ave NW Edmonton, Alberta



Price: \$399,000



3 Bed | 3 Bath



Closing Date: March 4, 2026



Size: Size: ~1500 sq ft  
Lot size: 20ft x 105ft



Estimated Repairs: N/A

### DEAL SNAPSHOT:

**Property:** Single family

**Lot Size:** ~20ftx105ft

**As-Is Value:** \$430,000

**Purchase Price:** \$399,000

#### Summary:

This is a well-maintained 3-bedroom, 3-bath home offering approximately 1,500 square feet, built in 2015, located in a strong west Edmonton residential pocket with consistent buyer demand. A nearby comparable sold in April 2025 for \$429,000, supporting current market value at this level. The home is being offered at \$399,000, creating approximately \$35,000 in immediate equity at purchase. This gives a buyer the opportunity to step into a newer home below recent neighborhood pricing, whether the plan is to move in and enjoy it as-is or lightly personalize over time.

The unfinished basement already has framing in place, creating clear value-add potential through future finishing and additional living space. Rear laneway access adds everyday functionality and long-term flexibility. Overall, this is a clean opportunity for a buyer seeking a modern home with built-in equity and upside.

#### Highlights:

- Purchase Price: \$399,000
- As-Is Value: \$435,000 (~\$35,000 instant equity)
- 3 Bed | 3 Bath | ~1,500 SQ FT
- Built 2015 – modern construction and systems
- Unfinished basement with framing completed – value-add potential
- Rear laneway access
- Strong nearby comparable supports resale confidence
- Move-in ready with optional future improvements

# AS-IS COMPARABLE



**3035 14 Ave NW**

**\$429,000**

**Sold April 2025**

The strongest comparable in the immediate area is 3035 14 Ave NW, which sold in April 2025 for \$429,000. This property is located on the same street and within the same micro-market, sharing identical neighborhood demand, zoning profile, buyer pool, and overall market conditions. Homes in this pocket trade very consistently due to similar lot sizes, construction style, layout, and age, making this sale a reliable benchmark for current neighborhood pricing.

With comparable sales in the \$420,000 to \$440,000 range, and accounting for the slightly larger size and the fact that the basement framing is already in place, a reasonable as-is market value is approximately \$435,000. At a purchase price of \$399,000, this represents roughly \$35,000+ in value versus current market pricing, with additional upside available through finishing the basement and further enhancing usable living space.

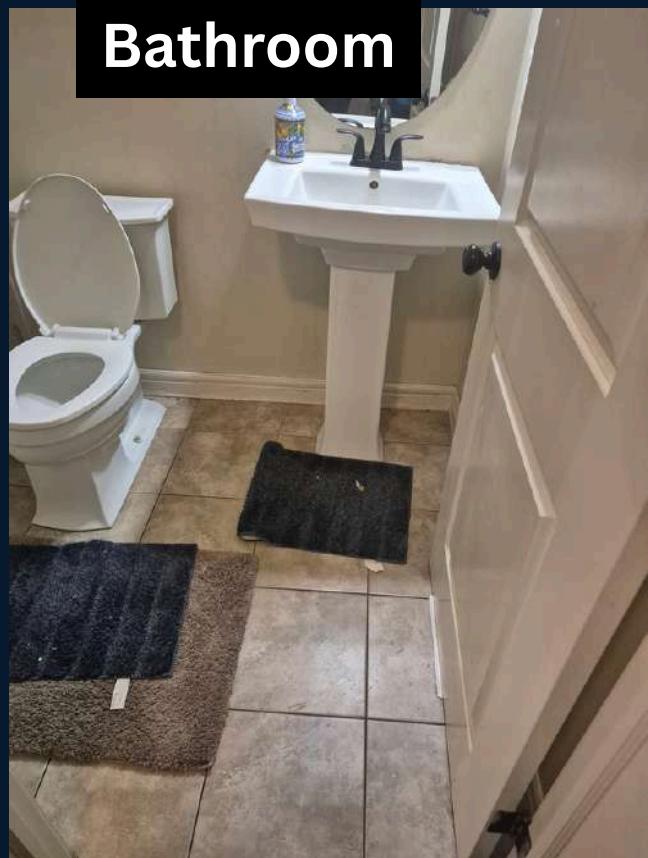


# PROPERTY PHOTOS

Bathroom



Bathroom



Bathroom



Backyard + Parking pad



# PHOTOS (CONT'D)

Master Bedroom



Bedroom



Bedroom



# Photos pt. 3

High efficiency furnace



Laundry

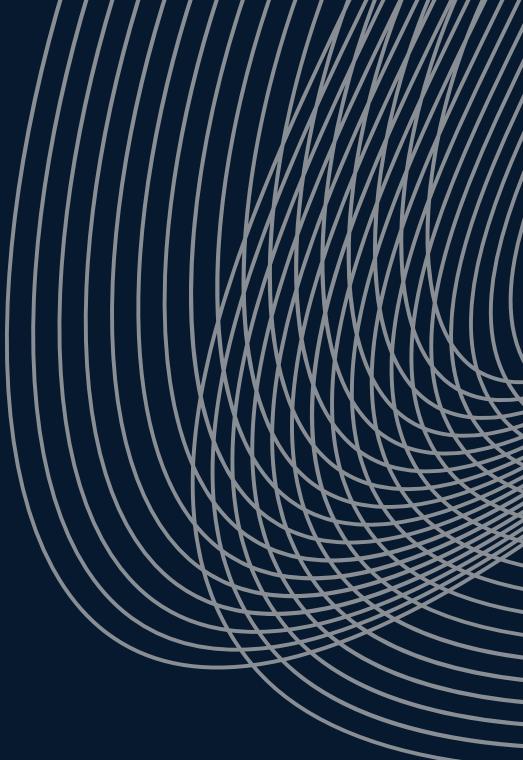


Basement Framing



Hot water heater





# QUESTIONS? CONTACT US.

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