



1423 26th St. NW, Canton, OH 44709

Guardianship Auction

3 BR – 1 BA Bungalow

Wednesday, June 10th, 2026 at 6:00pm

Live On-Site Bidding with Online Bidding Available!!

Canton City – Stark Co.

1423 26th St. NW, Canton, OH 44709



1147 Whipple Ave NW
Canton, OH 44708



SCAN THE CODE
TO REGISTER
FOR ONLINE
BIDDING

Wednesday, June 10th at 6:00pm

Excellent Opportunity for this well-maintained 3-bedroom, 1-bath bungalow-style home conveniently located in Canton City near Malone University, Hall of Fame Fitness Center, shopping, restaurants, parks, and additional local amenities. Built in 1948, this home offers approximately 1,176 sq ft of finished living space situated on a 42x145 lot with alley access. Main level features include living room with wood-burning fireplace flanked by built-in bookshelves, formal dining room with large custom built-in hutch and additional corner cabinet, kitchen with vinyl flooring, garbage disposal, and kitchen appliances included. Full bath features ceramic tiled walls, updated pedestal sink, toilet, tub/shower surround, and vinyl flooring. Main level also includes hallway linen closet with built-in drawers, foyer-style entry with guest closet, and enclosed front porch entry.



Full basement includes lifetime transferable waterproofing system, vented glass block windows, water softener, sump pump, security system, built-in storage cabinets, laundry hookups, Rheem high-efficiency forced air gas furnace, central air conditioning, and updated 100 amp electric service.



Exterior amenities include vinyl siding, asphalt shingle roof, fenced backyard, detached 2-car garage with alley access, and large enclosed rear porch with ceiling fan and windows. Parcel #221997. Half year taxes currently only \$753.50.

Property will be sold with live onsite bidding and online bidding on Wednesday, June 10th at 6:00 PM. Preview begins 1.5 hours prior to auction. Subject to Probate Court Approval – Stark Co. Case No. 250617. 10% Buyer's Premium will be added to the highest bid in order to establish the purchase price. Excellent Opportunity for owner-occupants or investors. Look it over before this one passes you by!



Terms on Real Estate

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed

Auction by Order of: Marlene K. Maxin by George Maxin III, Guardian. Stark Co. Probate #250617

Auction Conducted by: Whipple Auction & Realty



Jennifer Burton
&
John Marino
Auctioneers/
Realtors

