

## \$489,900 - 1408 25 Avenue, Edmonton

MLS® #E4429962

**\$489,900**

3 Bedroom, 3.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Discover comfort and functionality in this well-crafted half duplex located in Tamarack. Offering 3 bedrooms, 3.5 bathrooms, and a fully finished basement with a rec room, wet bar, and full bath—this home is designed for modern living. The open-concept main floor features an upgraded kitchen with granite counters, undermount sink, backsplash, and stainless steel appliances. Upstairs includes a spacious bonus room, a primary suite with 4-piece ensuite, two additional bedrooms, and a full bath. The basement adds extra flexibility for guests or entertainment. Enjoy a double attached garage that fits a pickup, a wide driveway, and a massive backyard with an oversized deck. Prime location close to Meadows Rec Centre, FreshCo, schools, and more. A fantastic opportunity!

Built in 2017

### Essential Information

MLS® #	E4429962
Price	\$489,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,602
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1408 25 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E2

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jackson Heights School
Middle	Thelma Chalifoux School
High	Elder DR. Francis Whiskeyj

**Additional Information**

Date Listed            April 9th, 2025  
Days on Market      69  
Zoning                Zone 30

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