

Courtesy Of Harry Chhilna Of Save Max Edge

## **\$624,900 - 1252 25 Avenue, Edmonton**

MLS® #E4440391

**\$624,900**

3 Bedroom, 2.50 Bathroom, 2,023 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Discover this meticulously crafted 3-bed, 2.5-bath home with bonus room & spice kitchen in Tamarack, on a quiet cul-de-sac 28-pocket lot. SEPARATE SIDE ENTRANCE to basement! This no-carpet home (except staircase) features 9' ceilings, LVP flooring, spacious foyer, huge mudroom & powder room on main floor. Gourmet kitchen offers granite countertops, two-tone cabinetry, SS appliances, upgraded island sink, ceiling-height backsplash & a spice kitchen with sink & gas cooktop. Triple-pane windows throughout. Upstairs includes a serene master retreat with 5-pc ensuite & WIC, 2 more bedrooms, 4-pc bath, large bonus room & laundry. The basement comes with SIDE ENTRANCE, insulated subfloor, spray foam insulation & bath rough-ins, ready for future development. Enjoy a high-efficiency furnace, central A/C, HRV system, Lorex security (no subscription), and Alberta New Home structural Warranty. Oversized 20'x24' garage with gas line. Walk to Meadows Rec Centre, Tamarack Market & Whiskeyjack High School!

Built in 2017

### **Essential Information**

MLS® # E4440391

Price \$624,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,023                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1252 25 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E5        |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See |

|              | Remarks            |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 30        |

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Listing information last updated on June 23rd, 2025 at 1:48pm MDT