

## \$578,500 - 1243 25 Avenue, Edmonton

MLS® #E4435280

**\$578,500**

3 Bedroom, 2.50 Bathroom, 1,890 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this vibrant home located in the community of Tamarack. It checks all the boxes for comfort, convenience, and style. The 2-storey layout with 3 bedrooms offers great space for a family or anyone looking for room to grow. The cul-de-sac location is perfect for privacy and quiet, and the modern, contemporary colors add a fresh and stylish touch throughout. The main floor's spacious entrance leads into a cozy living area, seamlessly connecting to the beautiful kitchen with top-of-the-line upgrades. The stainless steel appliances, quartz countertops, corner pantry, and ample cabinet space make it a true chef's kitchen. The dining area with a view of the fully landscaped backyard is a great spot for family meals and entertaining guests. Upstairs, the massive bonus room provides endless possibilities, whether you need a media room, play area, or home office. The three bedrooms are generously sized, with the master suite being particularly impressive with its 5-piece suite

Built in 2016

### Essential Information

MLS® # E4435280

Price \$578,500

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,890                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1243 25 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market      59  
Zoning                Zone 30

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