

# **\$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      57  
Zoning                Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 4th, 2025 at 11:47am MDT