

## \$495,900 - 1408 25 Avenue, Edmonton

MLS® #E4429962

**\$495,900**

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          | \$495,900 |
| 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      12  
Zoning                Zone 30

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