

# \$649,900 - 1411 30 Avenue, Edmonton

MLS® #E4428625

## \$649,900

5 Bedroom, 3.50 Bathroom, 2,002 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to the neighbourhood of Tamarack, this stunning SINGLE FAMILY house with a LEGAL BASEMENT SUITE and SIDE ENTRANCE has 5-bedrooms, 3.5 bathrooms, 2 full kitchens, Air conditioned is perfect for families or investors! Step inside to an open-concept main floor with modern finishes, a spacious living area, and a stylish kitchen with premium appliances. Upstairs, the primary suite boasts a luxurious ensuite, while two additional bedrooms and a full bath provide ample space..Ideally located near a high school, meadow recreational center, public library, transportation, grocery stores, and parks, it provides unmatched convenience and a vibrant lifestyle.

Built in 2014

### Essential Information

MLS® #	E4428625
Price	\$649,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,002
Acres	0.00
Year Built	2014



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1411 30 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V7

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Washer, Water Softener, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	A. Blair McPherson School
------------	---------------------------

Middle A. Blair McPherson School  
High Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 3

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 April 4th, 2025 at 9:47pm MDT