

## \$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	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 June 7th, 2025 at 6:02pm MDT