

Courtesy Of Harry Chhilna Of Save Max Edge

\$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 | 12 |
| Zoning | Zone 30 |

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Listing information last updated on June 16th, 2025 at 1:32pm MDT