

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

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 16th, 2025 at 3:32pm MDT