

\$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	21
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 23rd, 2025 at 4:02am MDT