

\$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 Suite | Yes |
| 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

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|------------|----------------------------|
| 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 | 76 |
| Zoning | Zone 30 |

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Listing information last updated on June 17th, 2025 at 7:17am MDT