

## \$624,988 - 1224 25 Avenue, Edmonton

MLS® #E4461721

**\$624,988**

4 Bedroom, 3.50 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

FULLY FIN | SEP ENT | ORIG OWNER | This beautiful 2-Storey Home is nestled in a quiet cul-de-sac in the desirable community of Tamarack, sitting on a Huge Lot with great curb appeal. The main floor offers 9 ft ceilings, an open-concept layout, and a stunning kitchen with quartz countertops, ceiling-height cabinets, SS Appl, and a spacious dining area perfect for gatherings. The elegant staircase to the upper floor is finished with wooden railings and spindles, adding warmth and character to the home. Upstairs also offers 9 ft ceilings, a Master BDRM with 5Pc Ensuite, a stylish ceiling detail, and two additional good-sized BDRMS, Bonus Room perfect for an playroom or media space, with Full bath & Laundry complete this level. The SEP ENT leads to a Fully Fin in-law suite with a 2nd kitchen & Laundry. Ideal for Ext. family. Enjoy the fully fenced backyard with a deck, providing plenty of space for outdoor living. Close to schools, parks, shopping, and quick access to Whitemud & Anthony Henday. Must See !!!!!

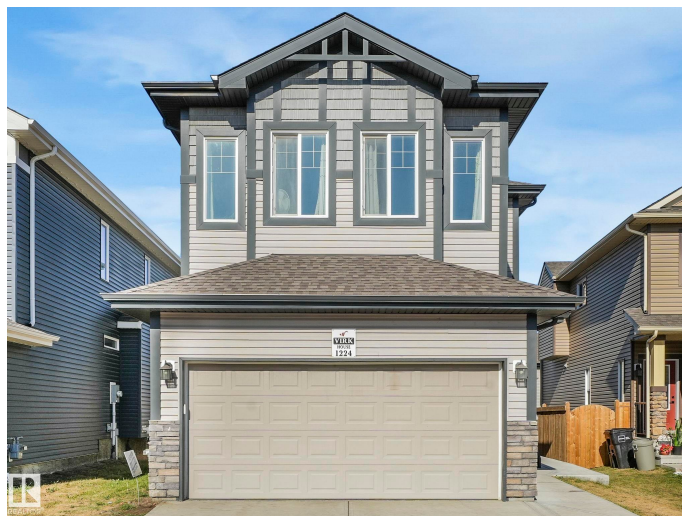
Built in 2018

### Essential Information

MLS® # E4461721

Price \$624,988

Lease Rate \$11



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1224 25 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E5

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	Geo-Jet
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Jackson Heights School
Middle	Thelma Chalifoux School
High	Elder Dr. Francis Whiskeyj

**Additional Information**

Date Listed	October 10th, 2025
Days on Market	4
Zoning	Zone 30

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Listing information last updated on October 14th, 2025 at 9:17am MDT