

# \$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

|            |                            |
|------------|----------------------------|
| 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 | 34              |
| Zoning         | Zone 30         |

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Listing information last updated on May 5th, 2025 at 11:02pm MDT