

## \$549,900 - 1403 30 Avenue, Edmonton

MLS® #E4440582

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this stunning, move-in ready home located in the highly desirable TAMARACK community! Sitting proudly on a CORNER LOT, this home is flooded with natural light all day thanks to the extra windows throughout. Featuring 3 spacious bedrooms & 2.5 bathrooms, this well-maintained gem includes a kitchen with extended cabinetry, a convenient main floor laundry, & a half bath. Upstairs, enjoy a bright bonus room, full bathroom, & a generous primary suite with ensuite. The unfinished basement offers great potential for your personal touch. Step outside to a large back deck, perfect for relaxing with your evening coffee. Just steps from the MEADOWS REC CENTRE, Public LIBRARY, High School, playgrounds, walking trails, & on-demand public transit. This home blends comfort, location, & lifestyle with all other amenities closed by!

Built in 2014

### Essential Information

MLS® #	E4440582
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,846
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1403 30 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Flat Site, Landscaped, Schools, Shopping Nearby
Lot Description	439
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                43

Zoning                            Zone 30

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Listing information last updated on July 18th, 2025 at 8:47am MDT