

\$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 64

Zoning Zone 30

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Listing information last updated on August 8th, 2025 at 5:32pm MDT