

## \$775,000 - 1215 24 Avenue, Edmonton

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MLS® #E4455743

**\$775,000**

6 Bedroom, 3.50 Bathroom, 2,298 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to Tamarack, where modern living meets everyday convenience. This stunning 2-storey backs onto a tranquil pond and offers the space families need with 4 bedrooms upstairs, 2.5 baths, and a finished legal basement suite with 2 bedrooms and a full bath. The bright, open main floor is perfect for entertaining with a chef's kitchen, sunlit dining area, and spacious living room that flows together seamlessly. Upstairs, unwind in the serene primary retreat with ensuite while three more bedrooms provide room for kids, guests, or a home office. The legal suite adds unmatched value as a mortgage helper or private space for extended family. Set in a peaceful cul-de-sac, this home combines natural beauty with unbeatable location just minutes from schools, parks, shopping, dining, and the Meadows Rec Centre. Quick access to Anthony Henday and Whitemud makes commuting simple. With pond views, family-friendly design, and income potential, this Tamarack gem is more than a home, it is a lifestyle.

Built in 2016

### Essential Information

MLS® # E4455743

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,298                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1215 24 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E4        |

### Amenities

|               |                                                      |
|---------------|------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking       | Double Garage Attached                               |
| Is Waterfront | Yes                                                  |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories           | 3                                                                                                                                                                 |
| Has Suite         | Yes                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Public Transportation, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 30             |

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Listing information last updated on September 9th, 2025 at 2:47pm MDT