

## **\$675,000 - 1219 26 Avenue, Edmonton**

MLS® #E4440603

**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,933 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This IMMACULATELY MAINTAINED house comes with a fully finished basement. It has total 2600+ sq ft living space and is located on a BIG CORNER LOT in TAMARACK, one of the most desired communities of SE. It has an OPEN CONCEPT main floor with 9-ft ceiling, luxury vinyl plank flooring, spacious living room, dining area, upgraded laundry room, impressive modern kitchen with UPGRADED APPLIANCES & GRANITE countertops. As you go up to the upper floor, there are 3 bedrooms with upgraded closets, 2 washrooms, and a HUGE BONUS ROOM with a VAULTED CEILING and large windows which bring lot of natural sunlight. PRIMARY BEDROOM with an incredible 4-PC ENSUITE and WALK-IN CLOSET is like a dream come true. House is equipped with a CENTRAL AC to stay cool in hot summer days as well as fully fenced and landscaped backyard with gazebo on a huge deck to enjoy summer evenings. Basement has SEPARATE ENTRANCE, SEPARATE KITCHEN and LAUNDRY and it is FULLY FINISHED PROFESSIONALLY with CITY PERMITS and HIGH-END FINISHES.



Built in 2018

### **Essential Information**

MLS® #                      E4440603

Price                         \$675,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,933
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1219 26 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Patio, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	2
Zoning	Zone 30

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Listing information last updated on June 7th, 2025 at 8:02am MDT