

## \$467,500 - 1406 27 Avenue, Edmonton

MLS® #E4436273

**\$467,500**

3 Bedroom, 2.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

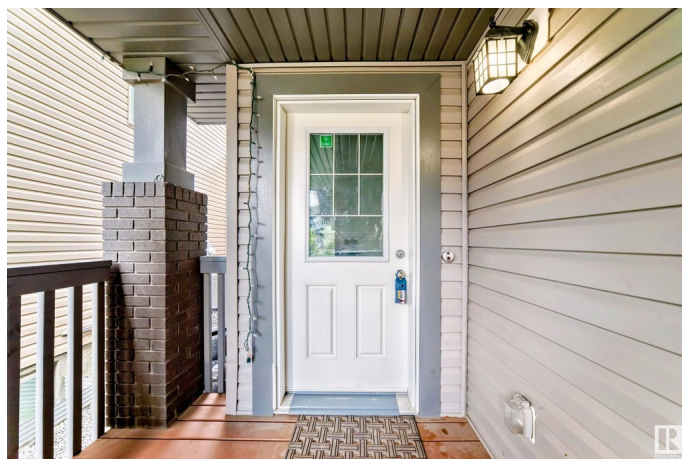
Tamarack, Edmonton, AB

Welcome to this newly painted 3 Bedroom Half-Duplex in Tamarack with a DOUBLE ATTACHED GARAGE!! No carpet house, all bedrooms and stairs have vinyl plank flooring installed in May 2025. Huge bonus room comes with glass door which makes this extra space nicer and cozy. Spacious floor plan, large living room and big sliding door leads to extra large deck for you to enjoy in summer. House comes with fully fenced backyard and nicely landscaped. Basement is partially finished with big size storage room. This property is close to Chalo-Freshco, Meadows Recreational Centre and easy access to Anthony Henday and Whitemud. Don't miss it.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4436273      |
| Price          | \$467,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,500         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1406 27 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0W1        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 30        |

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Listing information last updated on May 18th, 2025 at 12:32pm MDT