

# \$529,000 - 1403 30 Av Nw, Edmonton

MLS® #E4440582

**\$529,000**

3 Bedroom, 3.00 Bathroom, 1,846 sqft  
Single Family on 0.11 Acres

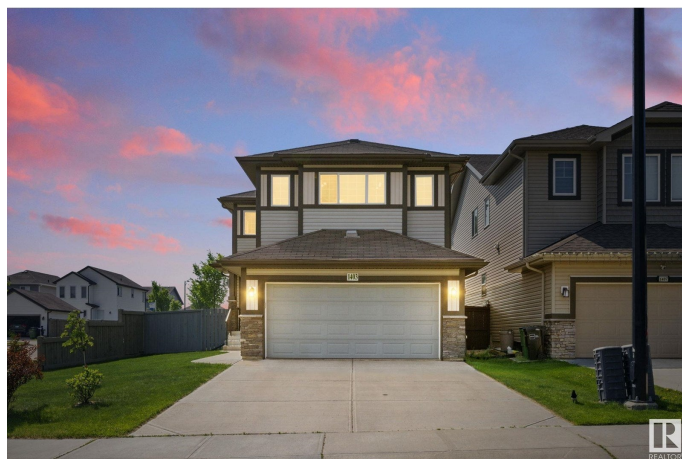
Tamarack, Edmonton, Alberta

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! (id:6289)

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4440582  |
| Price          | \$529,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 1,846     |
| Acres          | 0.11      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 1403 30 Av Nw |
| Subdivision | Tamarack      |
| City        | Edmonton      |
| Province    | Alberta       |
| Postal Code | T6T0V7        |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Schools, Shopping                                       |
| Features       | Corner Site, Flat site, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                       |
| Parking        | Attached Garage                                         |
| # of Garages   | 1                                                       |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                         |
| # of Stories | 2                                                                                                                  |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Noralta Real Estate |
|----------------|----------------------------------|



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Listing information last updated on October 20th, 2025 at 12:02am MDT