

## \$449,900 - 1562 34a Avenue, Edmonton

MLS® #E4441657

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,495 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Nestled at the end of a peaceful no-exit street in the heart of Tamarack, this beautifully maintained 3-bedroom, 3-bath home offers the perfect blend of tranquility and convenience. Enjoy uninterrupted views of open space and nature right from your front window—no neighbors across the street, just serenity. With nearly 1,500 sq ft of thoughtfully designed living space, this home features a bright sunroom, a fully landscaped backyard oasis complete with a stunning pond, and a detached garage for added privacy and storage. Located in a safe, family-friendly neighborhood just minutes from the Meadows Recreation Centre, top-rated schools, and all your essential shopping, this property is ideal for those seeking both comfort and connection. Whether you're hosting in the spacious living areas or relaxing in the sunroom with a view, this home is ready to welcome its next chapter. Don't miss your chance to own this gem in one of Tamarack's most desirable locations!

Built in 2012

### Essential Information

MLS® #	E4441657
Price	\$449,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1562 34a Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N1

### **Amenities**

Amenities	Deck, Detectors Smoke, Front Porch, Sunroom, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      June 11th, 2025

Days on Market                5

Zoning                              Zone 30

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