

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

MLS® #E4436273

**\$467,500**

3 Bedroom, 2.50 Bathroom, 1,500 sqft

Single Family on 0.00 Acres

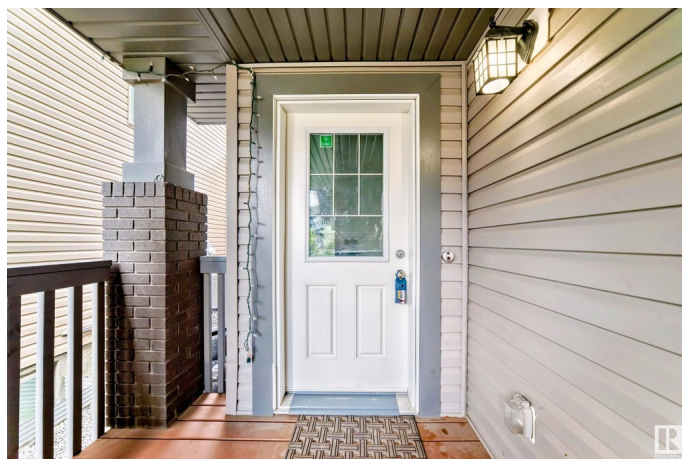
Tamarack, Edmonton, AB

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	7
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on May 21st, 2025 at 9:47am MDT