

## \$624,900 - 1714 Tanager Close, Edmonton

MLS® #E4464016

**\$624,900**

3 Bedroom, 2.50 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

Stunning 2,261 sq ft 2 story with a bonus room and backing onto parks and trails is the perfect family home! Features include soaring 18-ft coffered ceilings, custom millwork, and quartz accents throughout. Sun-drenched rooms with large windows, a gourmet chef's quartz kitchen with a breakfast bar island, s/s appliances, soft-close cabinets and a walk-through pantry. The spacious dining nook offers access to a two-tiered deck overlooking the greenspace and a fully landscaped yard. The main floor also includes a private office, a floor-to-ceiling tiled feature-wall fireplace, a glass-railed staircase, and a large mudroom with built-ins. Upstairs, you'll find three generous bedrooms including the primary suite with a spa-like ensuite featuring a jacuzzi tub, double vanity, tiled shower, and walk-in closet. A large bonus room, upper-level laundry, and a 4-piece bathroom complete the second floor. The unspoiled basement with 9-ft ceilings and a built-in bar offers potential for a man cave, gym or playroom.

Built in 2018

### Essential Information

MLS® # E4464016

Price \$624,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,261                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1714 Tanager Close |
| Area        | Edmonton           |
| Subdivision | Starling           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5S 0M5            |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Smart/Program. Thermostat, Vaulted Ceiling, Vacuum System-Roughed-In, HRV System |
| Parking   | Double Garage Attached                                                                                                   |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                      |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                          |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | David Thomas King |
| Middle     | David Thomas King |
| High       | Jasper Place      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 59            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 2nd, 2025 at 9:32pm MST