

## \$639,900 - 1714 Tanager Close, Edmonton

MLS® #E4460738

**\$639,900**

3 Bedroom, 2.50 Bathroom, 2,261 sqft

Single Family on 0.00 Acres

Starling, Edmonton, AB

SURROUNDED BY NATURE this stunning 2261sqft great room, BONUS ROOM 2ST BACKING PARKS & TRAILS is an amazing family home! Features include: soaring 18ft coffered ceilings, CUSTOM MILLWORK & QUARTZ ACCENTS THROUGHOUT, sundrenched rooms with banks of windows, gourmet chefs quartz kitchen with breakfast bar island, Stainless Steel Appliances, soft close to ceiling cabinets and cupboards, walk through pantry, loads of counterspace, large eating nook with access to your 2 tiered deck overlooking the greenspace & fully landscaped yard, main floor office, floor to ceiling tiled feature wall fireplace, glass-railed staircase leading to upper level, large mudroom with built-ins, 3 large bedrooms including the PRIMARY WITH SPA LIKE ENSUITE with jacuzzi tub, double vanity, tiled shower & an expansive walk-in closet, huge family bonus room with banks of windows, upper level laundry & a 4 piece bathroom. The unspoiled lower level with 9 ft ceilings & BUILT IN BAR makes the perfect man cave or playroom. WELCOME HOME!!

Built in 2018

### Essential Information

MLS® # E4460738

Price \$639,900



|                |                        |
|----------------|------------------------|
| 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 3rd, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 59           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 25th, 2025 at 11:02am MDT