

## \$464,900 - 1107 36 Avenue, Edmonton

MLS® #E4432298

**\$464,900**

3 Bedroom, 3.50 Bathroom, 1,348 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to Tamarack, a charming three-bedroom, three-and-a-half-bathroom house. The spacious entryway exudes warmth and invites you in, while the main floor boasts nine-foot ceilings. The chef's dream kitchen is a chef's paradise, featuring beautiful countertops and top-of-the-line appliances. This house is immaculately clean and well-maintained, ensuring a comfortable and inviting living environment. All the amenities you need are conveniently located within walking distance, including quick access to Anthony Henday and White Mud. For summer barbecues, there's even a spacious sundeck. The large and inviting yard is perfect for outdoor activities, relaxation, and entertaining. The FULLY FINISHED BASEMENT adds to the house's appeal with its open concept, large living room, and separate washroom.

Built in 2011

### Essential Information

MLS® #	E4432298
Price	\$464,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,348
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1107 36 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 6

Zoning Zone 30

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