# \$594,500 - 1218 37 Avenue, Edmonton

MLS® #E4447098

#### \$594.500

4 Bedroom, 3.50 Bathroom, 1,986 sqft Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This stunning location holds the immaculate 2 story house in the sought after neighborhood of Tamarack. Backing on the walkway this 1985 sf house(total living space 2593 sf) is fully finished and has the potential for separate entrance to basement. It greets you in the open floor plan with a dining room, family room with large windows letting the abundance of natural light pours in. Granite island and countertop, SS appliances with corner pantry and spacious eating nook that opens to the backyard and huge deck. Convenient 2 piece bath and laundry completes the main floor. 2nd floor has a family sized bonus room with huge window and 10 feet ceiling. The primary bedroom has a good sized walk-in closet and 4 piece en suite bath. 2 more bedrooms share the 4 piece bath. Builder finished the basement with 4 piece bath, bedroom & family room .Home equipped with air-conditioner, central vacuum system & double attached heated garage.1-2 minute drive to highway and major shopping hub. School is at walking distance.







Built in 2011

## **Essential Information**

MLS® # E4447098 Price \$594,500 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,986

Acres 0.00

Year Built 2011

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1218 37 Avenue

Area Edmonton
Subdivision Tamarack
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0J5

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, No Smoking Home,

Parking-Extra

Parking Double Garage Attached, Heated, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and

Blinds, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

**Schools** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 117

Zoning Zone 30

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