

## **\$495,000 - 1216 37c Avenue, Edmonton**

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MLS® #E4427821

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Excellent Location! Double Attached Garage!  
Located in the family friendly neighborhood of Tamarack within walking distance to schools, shopping, public transportation and more. The main floor features a living and dining area with a well-appointed kitchen with island and pantry. Upper floor includes 3 spacious bedrooms, 4-piece ensuite with Jacuzzi tub in the Primary suite and another 4-pc bathroom. Unfinished basement awaiting your personal touch. Outdoors is a fully fenced yard with large sized deck. A great family home.



Built in 2010

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427821               |
| Price          | \$495,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,744                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1216 37c Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0E5         |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Fiberglass  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 30          |

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Listing information last updated on May 1st, 2025 at 2:17am MDT