

\$394,900 - 3533 11 Street, Edmonton

MLS® #E4459139

\$394,900

3 Bedroom, 2.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this bright and inviting 3-bedroom + bonus room, 2.5-bath Half duplex with front attached car garage in the neighborhood of Tamarack. Designed with family living in mind, the sunlit open concept main floor features a functional kitchen, a dining area and cozy living room anchored by a fireplace plus patio doors leading to the backyard deck. Upstairs, a versatile bonus room is ideal for movie nights or a home office. The primary suite offers a private retreat with its own ensuite, while two more bedrooms share a full bath. The unfinished basement offers room to grow and personalize. This home is just steps from A Blair McPherson School, parks, playgrounds, community league and ETS bus stop. Everyday essentials are close by with grocery stores, shopping, dining, and the Meadows Transit Centre only minutes away. Comfort, convenience, and community come together here.

Built in 2007

Essential Information

MLS® #	E4459139
Price	\$394,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3533 11 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J7

Amenities

Amenities	Deck, Detectors Smoke, Smart/Program. Thermostat, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, 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	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary A. Blair McPherson School
Middle A. Blair McPherson School
High Elder Dr. Francis School

Additional Information

Date Listed September 23rd, 2025
Days on Market 3
Zoning Zone 30

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