

## \$599,800 - 1575 36 Avenue, Edmonton

MLS® #E4443503

**\$599,800**

4 Bedroom, 3.00 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to Tamarack! This stunning home boasts a total living space of 2260 sq ft w/ 4 large bedrooms, 3 full baths and a den! The spacious foyer, that features 2 coat closets and a broom closet, welcomes you to the spacious living room w/ a gas fireplace & a den to convert into an office, a bdrm or a formal dining area! The kitchen features classic cabinets offering tons of storage, quartz countertops and a dining area leading to a large deck and massive fenced backyard! The grand stairs with sculpted metal banisters take you upstairs to the large bonus rm for your family movie nights. You will love the 3 large bedrooms complimented by a full 4-pc bath & a primary bedroom w/ its own ensuite bath featuring a soaker tub & huge vanity creative ideas. This perfect home is ideal for a growing family and a perfect start for investors. Close to public transportation, schools, shopping and a variety of eateries, the location is phenomenal



Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443503  |
| Price     | \$599,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,260                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1575 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0M5        |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

Date Listed June 20th, 2025

Days on Market 14

Zoning Zone 30

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