# \$495,000 - 1123 36 Avenue, Edmonton

MLS® #E4445441

#### \$495.000

3 Bedroom, 3.50 Bathroom, 1,529 sqft Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This beautiful 2 story shows like new & is the perfect family home with lots of room. It offers numerous features which include: hardwood flooring, a gorgeous kitchen with plenty of cabinets, center island with raised eating bar, granite c/tops, tile B/S & large pantry. The open floor plan makes the home feel spacious & the large south facing windows allow in lots of natural sunlight. The upper level has new vinyl plank flring, 3 bedrooms & the primary has a 4pc ensuite & walk-in closet. Finishing off the upstairs is a 4pc bathroom & laundry area. The basement is fully finished, with a classy family room, games room or 4th bedroom, 3pc bath & storage/utility room. You will love the huge covered deck that is one of a kind, custom built. Every man will love this double garage as it's the perfect man cave & has rear lane access. The front verandah is a great place to sit & relax to wind down a busy day. Custom built storage shed Close to Meadows Rec Center, movie theatre, shopping, walking trails & school.

Built in 2008

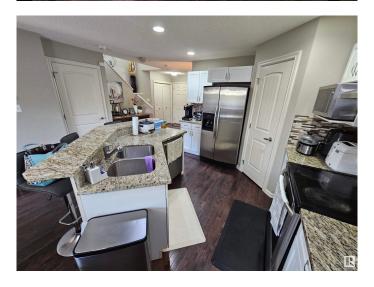
#### **Essential Information**

MLS® # E4445441 Price \$495,000

Bedrooms 3







Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 1,529 Acres 0.00 Year Built 2008

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1123 36 Avenue

Area Edmonton
Subdivision Tamarack
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0E9

### **Amenities**

Amenities Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Insulated Concrete Form

## **Additional Information**

Date Listed June 30th, 2025

Days on Market 14

Zoning Zone 30

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