

\$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 itâ€™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 | 13 |
| Zoning | Zone 30 |

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