

## \$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                5  
Zoning                              Zone 30

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