

Courtesy Of Tejas Joshi Of Sterling Real Estate

## \$569,900 - 1206 37 Avenue, Edmonton

MLS® #E4443172

**\$569,900**

3 Bedroom, 2.50 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this exquisitely upgraded, move-in ready home in the sought-after TAMARACK community – a former Homes by Avi Show home with premium finishes! Nestled on a spacious Corner lot, this home is bathed in natural light, thanks to extra windows throughout, creating a warm and inviting atmosphere. Premium upgrades include Air conditioning, central vacuum, built-in speakers. Featuring 3 spacious bedrooms & 2.5 bathrooms, kitchen with stunning dark wood cabinets complimented by ceramic tile b/splash, a convenient main floor laundry with brand new washers and dryer, & a half bath. Upstairs you will enjoy a bright bonus room with 10'™ ceilings, full bathroom, & a generous primary suite with ensuite, and 2 other bedrooms with adequate closet space. The unfinished basement offers great potential for your personal touch. Step outside to a large back overlooking walking trails, perfect for morning coffee or evening relaxation. PRIME LOCATION steps from School, Park, walking trail, Shopping, transit and more!

Built in 2007

### Essential Information

MLS® # E4443172

Price \$569,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,044
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1206 37 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	28
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 8:02am MDT