

## \$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	8
Zoning	Zone 30

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