

## \$499,999 - 1130 37a Avenue, Edmonton

MLS® #E4436400

**\$499,999**

4 Bedroom, 2.50 Bathroom, 1,760 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this beautiful home with spectacular features like 4 spacious bedrooms upstairs a large primary room with an ensuite including a soaker tub, plus a walk-in closet. The 3 other bedrooms are good sized, with a 4 piece bath to complete the upstairs. The whole interior has been freshly painted, with new carpet upstairs and new vinyl plank flooring on main floor. The bright, open kitchen features stainless steel appliances, an island, a pantry and French doors that lead to the deck. This home is perfect for entertaining with a large living room, a separate dining room, a 2-piece bath off the back entrance. The basement is ready for your custom development. Easy to work with as it has 2 large windows, roughed-in plumbing, laundry & utilities tucked to the corner and the comfort of knowing you have a newer oversized hot water tank and sump pump. Out back is a large deck & your oversized detached garage. Relax on the cozy front porch after a long day.

Built in 2007

### Essential Information

MLS® #	E4436400
Price	\$499,999
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1130 37a Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E7

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	25
Zoning	Zone 30

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