

## **\$495,000 - 1216 37c Avenue, Edmonton**

---

MLS® #E4427821

**\$495,000**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Excellent Location! Double Attached Garage!  
Located in the family friendly neighborhood of Tamarack within walking distance to schools, shopping, public transportation and more. The main floor features a living and dining area with a well-appointed kitchen with island and pantry. Upper floor includes 3 spacious bedrooms, 4-piece ensuite with Jacuzzi tub in the Primary suite and another 4-pc bathroom. Unfinished basement awaiting your personal touch. Outdoors is a fully fenced yard with large sized deck. A great family home.



Built in 2010

### **Essential Information**

MLS® #	E4427821
Price	\$495,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	1216 37c Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E5

## Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 27th, 2025
Days on Market	36
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 May 2nd, 2025 at 12:47am MDT