

# \$567,999 - 1216 36c Ave, Edmonton

MLS® #E4454281

## \$567,999

3 Bedroom, 2.50 Bathroom, 1,744 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this stunning, move-in ready home located in the highly desirable TAMARACK community! Sitting proudly with 1743 sq ft finished and over 800 sq ft of unfinished basement ready for your personal touch, this home is flooded with natural light all day thanks to the extra windows throughout. Featuring 3 spacious bedrooms & 2.5 bathrooms, this well-maintained gem includes a kitchen with extended cabinetry, a convenient main floor laundry, & a half bath. Upstairs, enjoy a bright bonus room, full bathroom, & a generous primary suite with ensuite. Step outside to a large back deck, perfect for relaxing with your evening coffee. Just steps from the Walmart, Banks, Zym, Public LIBRARY, High School, playgrounds, walking trails, & on-demand public transit. This home blends comfort, location, & lifestyle with all other amenities closed by!!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454281  |
| Price      | \$567,999 |
| 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 36c Ave |
| Area        | Edmonton     |
| Subdivision | Tamarack     |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6T 0E5      |

### **Amenities**

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Deck, Patio                              |
| Parking Spaces | 4                                        |
| Parking        | 2 Outdoor Stalls, Double Garage Attached |

### **Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Portable, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                     |
| Fireplace         | Yes                                                                           |
| Fireplaces        | Stone Facing, Vent Free, Wall Mount                                           |
| Stories           | 2                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Unfinished                                                              |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Fiberglass                                                        |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

**Additional Information**

Date Listed            August 22nd, 2025  
Days on Market      26  
Zoning                Zone 30

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