

## \$599,900 - 1226 37 Avenue, Edmonton

MLS® #E4422615

**\$599,900**

4 Bedroom, 3.50 Bathroom, 2,017 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome Home! Family ready 2017 sq ft Fully Finished Home with In - Law Suite, Large Double Attached Garage, Great Floor plan and Curb Appeal, 4 Bedrooms - 3.5 Bathrooms, and so much more. Open concept main floor with huge entrance way from front and garage door leading to large mud room, main floor laundry, half bathroom, and main floor den/flex space. Open concept great room with kitchen overlooking dining area and oversized family room with corner gas fireplace. Granite counter tops, large island, pantry, all appliances, ample dining, has it all. Rear door leads to large deck, generous fenced yard backing onto green space! Upper floor has huge bonus room, 3 large bedrooms, 2 bathrooms. Master bedroom has walk in closet and awesome ensuite bathroom. Finished basement leads to basement kitchen, living space, storage, bedroom, and bathroom. Tons of flexibility in this home with lots of quality features. Hardwood floors, appliances, AC! Top choice School district. Close to Meadows Community Rec Centre!

Built in 2010

### Essential Information

MLS® #	E4422615
Price	\$599,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,017
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1226 37 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J5

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum Systems, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 43

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 April 5th, 2025 at 12:47pm MDT