

Courtesy Of Brice J Laidler Of Black Sheep Realty

## \$439,000 - 1125 36a Avenue, Edmonton

MLS® #E4426284

**\$439,000**

4 Bedroom, 3.50 Bathroom, 1,586 sqft  
Single Family on 0.00 Acres

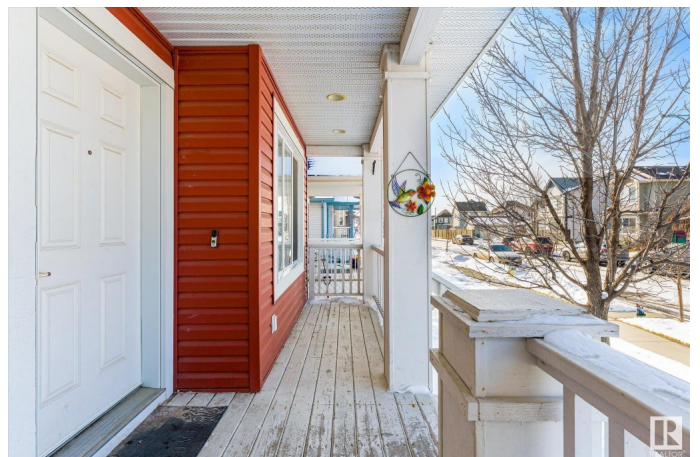
Tamarack, Edmonton, AB

This beautifully updated two-story home in Tamarack blends modern touches with a warm, inviting layout. Freshly painted throughout, it features upgraded lighting and stylish finishes that enhance its charm. The main floor offers an open-concept design with a spacious living area, a well-appointed kitchen with maple hardwood floors, black appliances, a gas stove, a travertine backsplash, and a corner pantry. A flex room near the entrance provides versatility for an office, gym, or sitting area. Upstairs, the primary suite boasts a walk-in closet and a cozy window seat, while two additional bedrooms are set apart for privacy. The fully finished basement includes a bright rec room and a fourth bedroom. Outside, the south-facing yard features a 9â€™™x18â€™™ deck, perfect for enjoying sunny days. Don't forget the A/C for those hot summer days! Situated in a family-friendly community near parks, schools, and shopping, this home combines comfort, style, and convenience

Built in 2007

### Essential Information

MLS® #	E4426284
Price	\$439,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,586
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1125 36a Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G1

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Extra
Parking	Rear Drive Access, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 18th, 2025

Days on Market      19

Zoning                 Zone 30

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Listing information last updated on April 6th, 2025 at 7:32am MDT