

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

MLS® #E4436400

**\$499,999**

4 Bedroom, 2.50 Bathroom, 1,760 sqft

Single Family on 0.00 Acres

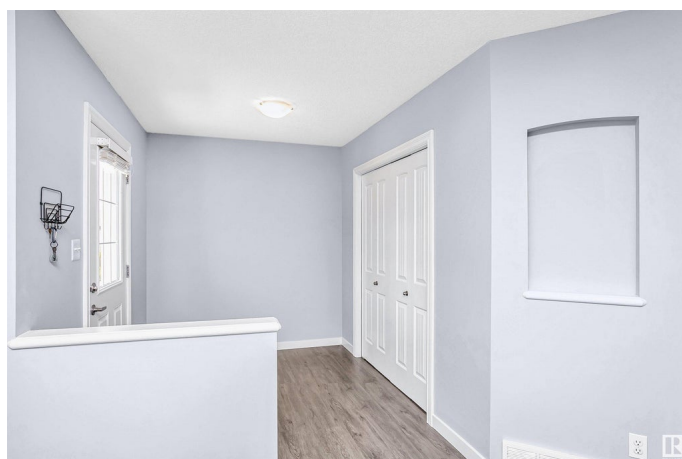
Tamarack, Edmonton, AB

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 | 51             |
| 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 July 4th, 2025 at 6:32pm MDT