

## \$368,900 - 1150 37b Ave, Edmonton

MLS® #E4444957

**\$368,900**

3 Bedroom, 1.50 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Attention First time Home Buyers,Welcome to this 1180 Sq ft 3 bedroom Half DUPLEX with front attached garage in one of the desirable communities of Tamarack.NO CONDO FEE . The house comes with OPEN CONCEPT main floor with hardwood flooring, ample cabinets , stainless steel appliances. The main floor leads to large decka and big backyard . Upstairs features 3 bed rooms with full bathroom. Excellent location, step away from shopping centres, K-9 school, public playground, Bus Terminal. Easy access to Whitemud Drive and Anthony Henday. A must see starter home, Comes with NEW ROOF SHINGLES

Built in 2008

### Essential Information

MLS® #	E4444957
Price	\$368,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	2008
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1150 37b Ave
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E6

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	June 28th, 2025
Days on Market	79
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 September 15th, 2025 at 5:02am MDT