

## \$495,000 - 1123 36 Avenue, Edmonton

MLS® #E4445441

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,529 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This beautiful 2 story shows like new & is the perfect family home with lots of room. It offers numerous features which include: hardwood flooring, a gorgeous kitchen with plenty of cabinets, center island with raised eating bar, granite c/tops, tile B/S & large pantry. The open floor plan makes the home feel spacious & the large south facing windows allow in lots of natural sunlight. The upper level has new vinyl plank flring, 3 bedrooms & the primary has a 4pc ensuite & walk-in closet. Finishing off the upstairs is a 4pc bathroom & laundry area. The basement is fully finished, with a classy family room, games room or 4th bedroom, 3pc bath & storage/utility room. You will love the huge covered deck that is one of a kind, custom built. Every man will love this double garage as itâ€™s the perfect man cave & has rear lane access. The front verandah is a great place to sit & relax to wind down a busy day. Custom built storage shed Close to Meadows Rec Center, movie theatre, shopping, walking trails & school.

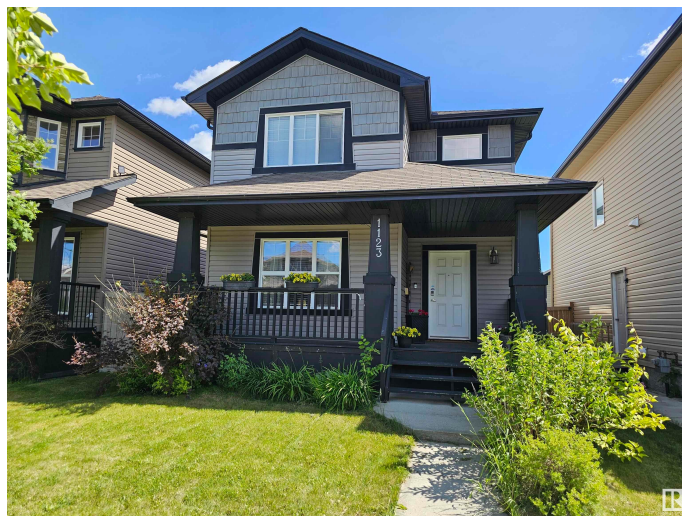
Built in 2008

### Essential Information

MLS® # E4445441

Price \$495,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,529                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1123 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0E9        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingles        |
| Construction | Wood, Vinyl             |
| Foundation   | Insulated Concrete Form |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 30         |

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Listing information last updated on July 4th, 2025 at 4:17am MDT