

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

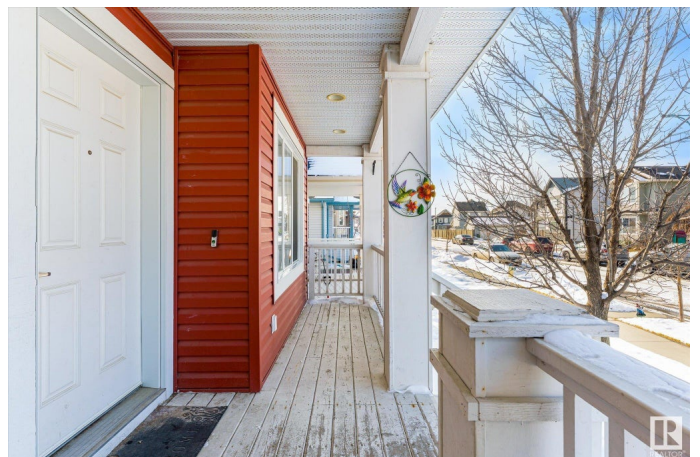
Tamarack, Edmonton, AB

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

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 6th, 2025 at 4:17pm MDT