

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

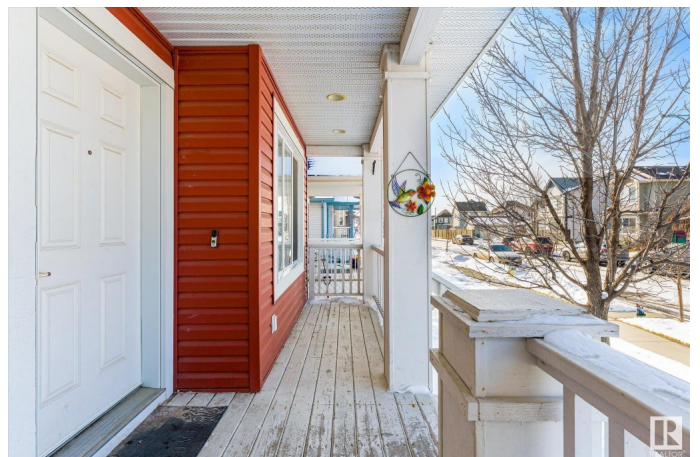
Tamarack, Edmonton, AB

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 18

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 5th, 2025 at 2:32am MDT