

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

MLS® #E4448791

**\$499,999**

4 Bedroom, 2.50 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this lovely home in family friendly Tamarack, perfect for young families, first time buyers, or savvy investors. The main floor features an eat in kitchen with separate dining room area which could also be used as a sunlit home office. Stainless steel appliances, a walk in pantry, island and lots of cupboards make the kitchen perfect for the home chef. A large living room and 2 piece bath complete the main floor. Upstairs you will find four spacious bedrooms, including a primary with walk in closet and ensuite with a large soaker tub. A 4 piece bath rounds out the upstairs. New paint throughout the home, new carpet upstairs & new vinyl plank on the main floor makes the house move in ready. The basement is unfinished & has roughed in bathroom plumbing and the potential for a legal suite or extra living space. Out back you'll find a large deck and oversized detached garage. In front, a cozy covered porch. An alley runs on two sides of the home giving corner lot privacy without the shovelling.

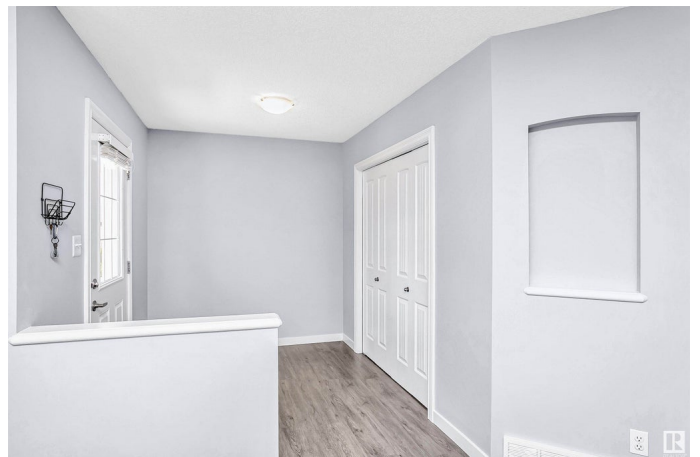
Built in 2007

### Essential Information

MLS® # E4448791

Price \$499,999

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,750                  |
| 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    | July 18th, 2025 |
| Days on Market | 16              |
| 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 August 3rd, 2025 at 3:32pm MDT