

## \$449,900 - 1109 37 Avenue, Edmonton

MLS® #E4439230

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Beautifully Maintained Single-Family Home in Desirable Tamarack Community! Welcome to this freshly painted, neat and clean 3-bedroom, 2.5-bath detached home located on a spacious corner lot in a quiet, family-friendly area of Tamarack. This charming property offers a double detached garage and a thoughtfully designed layout that's perfect for families or first-time buyers. Enjoy the extra privacy and natural light that come with a corner lot, as well as the convenience of being close to parks, schools, and amenities. Move-in ready and full of potential – don't miss your chance to call this home!

Built in 2011

### Essential Information

MLS® #	E4439230
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,342
Acres	0.00
Year Built	2011
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1109 37 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, 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	Airport Nearby, Commercial, Corner Lot, Cul-De-Sac, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	83
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 20th, 2025 at 5:17pm MDT