

## \$599,000 - 1218 37 Avenue, Edmonton

MLS® #E4447098

**\$599,000**

4 Bedroom, 3.50 Bathroom, 1,986 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This stunning location holds the immaculate 2 story house in the sought after neighborhood of Tamarack. Backing on the walkway this 1985 sf house(total living space 2593 sf) is fully finished and has the potential for separate entrance to basement. It greets you in the open floor plan with a dining room, family room with large windows letting the abundance of natural light pours in. Granite island and countertop, SS appliances with corner pantry and spacious eating nook that opens to the backyard and huge deck. Convenient 2 piece bath and laundry completes the main floor. 2nd floor has a family sized bonus room with huge window and 10 feet ceiling. The primary bedroom has a good sized walk-in closet and 4 piece en suite bath. 2 more bedrooms share the 4 piece bath. Builder finished the basement with 4 piece bath, bedroom & family room .Home equipped with air-conditioner, central vacuum system & double attached heated garage.1-2 minute drive to highway and major shopping hub. School is at walking distance.

Built in 2011

### Essential Information

MLS® # E4447098

Price \$599,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,986
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1218 37 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, No Smoking Home, Parking-Extra
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	46
Zoning	Zone 30

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Listing information last updated on August 25th, 2025 at 5:32pm MDT