

## \$459,000 - 1107 36 Avenue, Edmonton

MLS® #E4453886

**\$459,000**

3 Bedroom, 3.50 Bathroom, 1,348 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to Tamarack, a charming three-bedroom, three-and-a-half-bathroom house. The spacious entryway exudes warmth and invites you in, while the main floor boasts nine-foot ceilings. The chef's dream kitchen is a chef's paradise, featuring beautiful countertops and top-of-the-line appliances. This house is immaculately clean and well-maintained, ensuring a comfortable and inviting living environment. All the amenities you need are conveniently located within walking distance, including quick access to Anthony Henday and White Mud. For summer barbecues, there's even a spacious sundeck. The large and inviting yard is perfect for outdoor activities, relaxation, and entertaining. The FULLY FINISHED BASEMENT adds to the house's appeal with its open concept, large living room, and separate washroom.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453886  |
| Price      | \$459,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,348                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1107 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0E9        |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                         |

### Additional Information

Date Listed August 20th, 2025

Days on Market 59

Zoning Zone 30

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Listing information last updated on October 18th, 2025 at 12:17am MDT