

## \$424,900 - 1135 36 Avenue, Edmonton

MLS® #E4430219

**\$424,900**

3 Bedroom, 2.00 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Discover this spacious and functional 1560 SQFT 4-level split in the quiet, family-friendly neighbourhood of Tamarack. Step into the bright front living area featuring a large bay window and soaring vaulted ceilings that add a sense of openness. The kitchen is well-equipped with warm oak cabinetry, a corner pantry, central island, built-in desk, and rich hardwood floors. The upper level offers a versatile bonus room, a generously sized primary bedroom with a convenient 4 pc bath, and a comfortable second bedroom. On the walk-out third level, you'll find a spacious family room with a corner gas fireplace, a 3-piece bathroom, and a third bedroomâ€”perfect for guests or a growing family. Step out onto the deck to enjoy a private, fully fenced backyard. The unfinished basement is ready for your personal touch plus a double detached garage. Donâ€™t miss out!

Built in 2010

### Essential Information

MLS® #	E4430219
Price	\$424,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,560



Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	1135 36 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G2

### **Amenities**

Amenities	Deck, Vaulted Ceiling, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	A. Blair McPherson School
Middle	A. Blair McPherson School
High	Elder Dr. Francis Whiskey

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	Zone 30

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