

## \$429,900 - 1139 37 Avenue, Edmonton

MLS® #E4427543

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Get Inspired in Tamarack! This move-in-ready Linconberg built bi-level offers over 2100 sq feet of space, an incredible layout with 4 bedrooms, 3 full baths, and a SEPERATE ENTRANCE! Perfect for families or investors! The upper level features a spacious living and dining area, plus a roomy kitchen with Stainless Steel appliances ideal for entertaining. Both bedrooms boast walk-in closets, with the Master suite featuring a massive 4-piece ensuite. An additional 4-piece bath completes this level. Downstairs, the fully finished basement includes a separate side entry, large family room with fireplace, ample storage, newer front-load appliances, two oversized bedrooms, and another 4-piece bath. Step outside to enjoy the fully landscaped yard, stone patio, and DOUBLE garage! Located near schools, transit, and shopping, this home offers unbeatable convenience in a prime location. Donâ€™t miss out!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427543  |
| Price     | \$429,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,111                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1139 37 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0E8        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 30          |

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Listing information last updated on April 20th, 2025 at 2:32am MDT