

## \$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 | 12               |
| Zoning         | Zone 30          |

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Listing information last updated on April 22nd, 2025 at 4:47am MDT