

## \$409,800 - 1125 37b Avenue, Edmonton

MLS® #E4443965

**\$409,800**

3 Bedroom, 2.50 Bathroom, 1,283 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Gorgeous half duplex located on a quiet street in Tamarack. Has a huge pie shape backyard and no condo fees. Inviting open floor plan with plenty of natural light and beautiful hardwood floors. Open concept kitchen with stainless steel appliances, corner pantry, island with breakfast counter and large dining area with a built in seating area. Bright and sunny living room with cozy corner fireplace and patio doors to the deck. Upstairs, has a bonus room with wall-to-wall windows, 3 generous bedrooms and 2 full baths. Basement has rough-in for fourth bath and nice layout for future development. There's plenty of room for the kids or pets to play in the fully landscaped back yard. Other features include air conditioning, deck, fenced and a back gate for RV parking. Excellent location - close to major shopping, 2 minutes to meadows transit center and walking distance to a school! Available for quick possession, come see it today!

Built in 2007

### Essential Information

MLS® #	E4443965
Price	\$409,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1125 37b Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E6

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        20  
Zoning                    Zone 30

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