

\$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 19

Zoning Zone 30

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