

## \$668,800 - 1231 37a Avenue, Edmonton

MLS® #E4439106

**\$668,800**

4 Bedroom, 3.50 Bathroom, 2,325 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Meticulously maintained backing onto GREENSPACE and a WALKING TRAILS. This 2-storey, 4-bdrms, 3.5-bth home in Tamarack is designed for modern living. The open-concept main floor boasts soaring high ceilings, a gourmet kitchen with granite countertops & BRAND-NEW APPLIANCES—all flowing seamlessly into the inviting living room with an inviting stone-faced fireplace. The main level is finished off with a den featuring double French doors & a walkthrough pantry with built ins & 2 additional fridges. Upstairs, the expansive primary suite features a spa-like ensuite and walk-in closet, along with two additional bedrooms & a full 5 pc bath. The fully finished bsmt adds incredible versatility with a spacious rec room, 4th bedroom with walk in closet, and another full bath. Recent upgrades, include FRESHLY PAINTED, brand new COMPOSIT DECK, new AC, furnace, and hot water tank (2023), NEW Heater in Garage & 60-amp panel installed. Nestled in a prime location back onto a park, short walk to schools, and shopping.

Built in 2010

### Essential Information

MLS® # E4439106

Price \$668,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,325                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1231 37a Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0G3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Hot Wtr Tank-Energy Star, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                                      |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl                                      |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 30        |

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Listing information last updated on June 7th, 2025 at 7:02am MDT