

Courtesy Of Tejas Joshi Of Sterling Real Estate

\$569,900 - 1206 37 Avenue, Edmonton

MLS® #E4443172

\$569,900

3 Bedroom, 2.50 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this exquisitely upgraded, move-in ready home in the sought-after TAMARACK community – a former Homes by Avi Show home with premium finishes! Nestled on a spacious Corner lot, this home is bathed in natural light, thanks to extra windows throughout, creating a warm and inviting atmosphere. Premium upgrades include Air conditioning, central vacuum, built-in speakers. Featuring 3 spacious bedrooms & 2.5 bathrooms, kitchen with stunning dark wood cabinets complimented by ceramic tile b/splash, a convenient main floor laundry with brand new washers and dryer, & a half bath. Upstairs you will enjoy a bright bonus room with 10'™ ceilings, full bathroom, & a generous primary suite with ensuite, and 2 other bedrooms with adequate closet space. The unfinished basement offers great potential for your personal touch. Step outside to a large back overlooking walking trails, perfect for morning coffee or evening relaxation. PRIME LOCATION steps from School, Park, walking trail, Shopping, transit and more!

Built in 2007

Essential Information

MLS® # E4443172

Price \$569,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,044 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1206 37 Avenue |
| Area | Edmonton |
| Subdivision | Tamarack |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0J5 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|--|
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 14 |
| Zoning | Zone 30 |

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Listing information last updated on July 3rd, 2025 at 5:33pm MDT