

## \$594,500 - 1218 37 Avenue, Edmonton

MLS® #E4447098

### \$594,500

4 Bedroom, 3.50 Bathroom, 1,986 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This stunning location holds the immaculate 2 story house in the sought after neighborhood of Tamarack. Backing on the walkway this 1985 sf house(total living space 2593 sf) is fully finished and has the potential for separate entrance to basement. It greets you in the open floor plan with a dining room, family room with large windows letting the abundance of natural light pours in. Granite island and countertop, SS appliances with corner pantry and spacious eating nook that opens to the backyard and huge deck. Convenient 2 piece bath and laundry completes the main floor. 2nd floor has a family sized bonus room with huge window and 10 feet ceiling. The primary bedroom has a good sized walk-in closet and 4 piece en suite bath. 2 more bedrooms share the 4 piece bath. Builder finished the basement with 4 piece bath, bedroom & family room .Home equipped with air-conditioner, central vacuum system & double attached heated garage.1-2 minute drive to highway and major shopping hub. School is at walking distance.

Built in 2011

### Essential Information

MLS® # E4447098

Price \$594,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,986                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1218 37 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J5        |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached, Heated, Insulated                                  |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                               |

### Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 120             |
| Zoning         | Zone 30         |

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Listing information last updated on November 7th, 2025 at 2:47pm MST