

## \$449,900 - 1119 36 Avenue, Edmonton

MLS® #E4463288

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,404 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this beautifully maintained home in the family-friendly community of Tamarack! This inviting property features an open-concept main floor with a bright living room, spacious dining area, and a stylish kitchen with quartz countertops, sleek black appliances, and an island perfect for entertaining. Enjoy the convenience of main floor laundry room and a 2 pc powder room. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. Walk downstairs and you'll be greeted by a fully finished basement offering extra living space, plus a den/bedroom, 3 pc bathroom, and a utility room. Outside, relax on the deck overlooking the landscaped yard with a double detached garage. Ideally located near schools, parks, shopping, and public transit—this home is move-in ready and perfect for growing families!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463288  |
| Price      | \$449,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,404                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1119 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0E9        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Front Porch      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

**Additional Information**

Date Listed           October 23rd, 2025  
Days on Market     2  
Zoning                Zone 30

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