

## \$499,999 - 1130 37a Avenue, Edmonton

MLS® #E4448791

**\$499,999**

4 Bedroom, 2.50 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this lovely home in family friendly Tamarack, perfect for young families, first time buyers, or savvy investors. The main floor features an eat in kitchen with separate dining room area which could also be used as a sunlit home office. Stainless steel appliances, a walk in pantry, island and lots of cupboards make the kitchen perfect for the home chef. A large living room and 2 piece bath complete the main floor. Upstairs you will find four spacious bedrooms, including a primary with walk in closet and ensuite with a large soaker tub. A 4 piece bath rounds out the upstairs. New paint throughout the home, new carpet upstairs & new vinyl plank on the main floor makes the house move in ready. The basement is unfinished & has roughed in bathroom plumbing and the potential for a legal suite or extra living space. Out back youâ€™ll find a large deck and oversized detached garage. In front, a cozy covered porch. An alley runs on two sides of the home giving corner lot privacy without the shovelling.

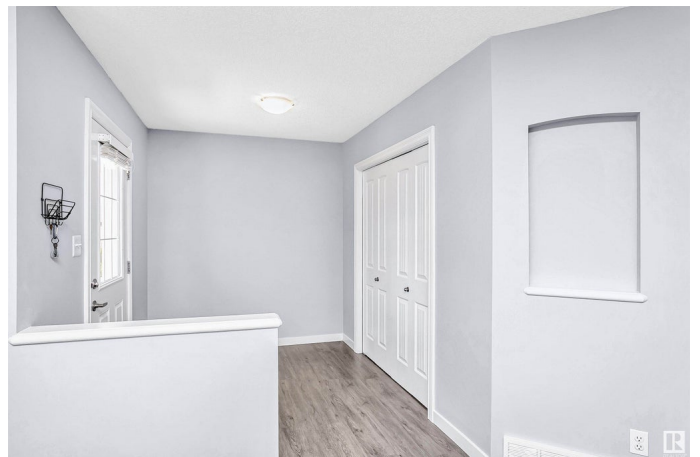
Built in 2007

### Essential Information

MLS® # E4448791

Price \$499,999

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1130 37a Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E7

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	8
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 1:02pm MDT