

## **\$599,900 - 1226 37 Avenue, Edmonton**

MLS® #E4422615

**\$599,900**

4 Bedroom, 3.50 Bathroom, 2,017 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome Home! Family ready 2017 sq ft Fully Finished Home with In - Law Suite, Large Double Attached Garage, Great Floor plan and Curb Appeal, 4 Bedrooms - 3.5 Bathrooms, and so much more. Open concept main floor with huge entrance way from front and garage door leading to large mud room, main floor laundry, half bathroom, and main floor den/flex space. Open concept great room with kitchen overlooking dining area and oversized family room with corner gas fireplace. Granite counter tops, large island, pantry, all appliances, ample dining, has it all. Rear door leads to large deck, generous fenced yard backing onto green space! Upper floor has huge bonus room, 3 large bedrooms, 2 bathrooms. Master bedroom has walk in closet and awesome ensuite bathroom. Finished basement leads to basement kitchen, living space, storage, bedroom, and bathroom. Tons of flexibility in this home with lots of quality features. Hardwood floors, appliances, AC! Top choice School district. Close to Meadows Community Rec Centre!

Built in 2010

### **Essential Information**

MLS® # E4422615

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,017                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1226 37 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J5        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum Systems, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby,<br>See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 71                  |
| Zoning         | Zone 30             |

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Listing information last updated on May 3rd, 2025 at 3:47pm MDT