

## \$568,900 - 1515 36 Avenue, Edmonton

MLS® #E4436265

**\$568,900**

3 Bedroom, 2.50 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Exceptional Pie Lot Home with Rear Lane Access & South-Facing Yard This stunning Coventry Homes residence offers an elegant living experience with premium finishes and thoughtful design. The great room is filled with natural light from oversized windows and features a gas fireplace framed by built-in shelving. The granite island kitchen boasts a large corner pantry, high-end stainless steel appliances, and espresso hardwood & ceramic tile flooring for both beauty and practicality. Main Floor: Laundry & half bath at rear entrance, seamless open layout Second Floor: Bonus room, luxurious primary suite with corner soaker tub, walk-in closet, plus two bedrooms & full bath Finished Basement: Family/recreation room, 9â€™™ ceilings, ample storage Upgrades: Stylish railings, closet pull doors, water filtration unit Location: Walk to schools & parks, minutes to shopping & Meadows Rec Centre

Built in 2012

### Essential Information

MLS® #	E4436265
Price	\$568,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,808
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1515 36 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0M4

### Amenities

Amenities	No Animal Home, No Smoking Home, R.V. Storage
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 13th, 2025

Days on Market 53

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 5th, 2025 at 7:47am MDT