

\$495,000 - 1560 35 Avenue, Edmonton

MLS® #E4437574

\$495,000

5 Bedroom, 3.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Well maintained 5-bedroom, 3-bathroom home with separate side entrance and 2nd kitchen downstairs. Located in the sought-after community of Tamarack. Offering over 2,200 sq. ft. of developed living space, this property is move-in ready and perfect for families, investors, or multi-generational living. The main floor features a bright and open living room, a stylish and functional kitchen, and three generously sized bedrooms, each with walk-in closets. The primary suite includes a private ensuite, and the convenience of a dedicated main-floor laundry room. Fully finished basement boasts a separate side entrance, a second full kitchen, two large bedrooms, a comfortable living room, a full bathroom, and its own set of newer washer and dryer units. A double detached garage sits at the rear of the property, offering ample parking and storage. Situated just steps from a K‑9 school, parks, and shopping, with easy access to Anthony Henday Drive, this home blends comfort and convenience. Virtually Staged Photos.

Built in 2011

Essential Information

MLS® # E4437574

Price \$495,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,219
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	1560 35 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0M9

Amenities

Amenities	Exterior Walls- 2"x6", Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 21st, 2025

Days on Market 40

Zoning Zone 30

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Listing information last updated on June 30th, 2025 at 7:47pm MDT