

## \$549,900 - 1443 37c Avenue, Edmonton

MLS® #E4439174

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,238 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this spacious bi level home nestled in Tamarack. This home has an open floor plan with vaulted ceilings. The main floor has a spacious living room with an abundance of natural light. The kitchen offers ample cabinet and counter top space including a pantry. The home has 4 large bedrooms with the master offering a huge walk in closet and a full ensuite. The basement is also full finished by the builder. The home has a large professionally landscaped back yard and a large deck for all your entertaining needs. The home also has a large driveway with an attached double garage. This smoke free, pet free, very well maintained semi custom home is located in a quiet cul de sack and walking distance to schools, shopping and public transportation. Make this amazing home yours!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439174  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,238     |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1443 37c Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0H8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vaulted Ceiling  |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                 |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 30        |

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