

## \$435,000 - 3533 11 Street, Edmonton

MLS® #E4440395

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Located in the sought-after Tamarack neighborhood, this well-maintained half duplex offers 3 bedrooms and 2.5 bathrooms with a bright open layout. The main floor features a welcoming living room with a cozy fireplace and a spacious kitchen that flows into the dining area. Upstairs includes a bonus room that can be used as a home office or play area, along with three bedrooms including a primary with walk-in closet and ensuite. Enjoy a spacious backyard with no rear neighbors for added privacy. The attached garage provides ample storage, and the basement is ready for future development. Just a 5-minute walk to school and close to parks, shopping, Whitemud Drive, and Anthony Henday.

Built in 2007

### Essential Information

MLS® #	E4440395
Price	\$435,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.00
Year Built	2007



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3533 11 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J7

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	33
Zoning	Zone 30

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