

\$410,000 - 1137 37b Avenue, Edmonton

MLS® #E4456613

\$410,000

3 Bedroom, 2.50 Bathroom, 1,407 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this bright and airy half-duplex in Tamarack, featuring 3 spacious bedrooms and 2.5 baths. The main level offers a functional layout with a modern kitchen, cozy dining area, and a sun-filled living room ideal for gatherings. Upstairs you'll find a generous bonus/family room that can be converted to a 4th bedroom, home office, or playroom to suit your needs. The unfinished basement provides excellent storage or finishable living space for future expansion. Fenced back yard including a deck for outside living. Pride of ownership shows throughout.

Built in 2007

Essential Information

MLS® #	E4456613
Price	\$410,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey Split



Status Active

Community Information

Address 1137 37b Avenue
Area Edmonton
Subdivision Tamarack
City Edmonton
County ALBERTA
Province AB
Postal Code T6T 0B9

Amenities

Amenities Closet Organizers, Deck, No Animal Home, No Smoking Home
Parking Single Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Dryer, Garage Control, 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, Vinyl
Exterior Features Cul-De-Sac, Fenced
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed September 6th, 2025
Days on Market 59
Zoning Zone 30
HOA Fees 100
HOA Fees Freq. Annually

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