

\$449,900 - 1109 37 Avenue, Edmonton

MLS® #E4439230

\$449,900

3 Bedroom, 2.50 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Beautifully Maintained Single-Family Home in Desirable Tamarack Community! Welcome to this freshly painted, neat and clean 3-bedroom, 2.5-bath detached home located on a spacious corner lot in a quiet, family-friendly area of Tamarack. This charming property offers a double detached garage and a thoughtfully designed layout that's perfect for families or first-time buyers. Enjoy the extra privacy and natural light that come with a corner lot, as well as the convenience of being close to parks, schools, and amenities. Move-in ready and full of potential – don't miss your chance to call this home!

Built in 2011

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4439230 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,342 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1109 37 Avenue |
| Area | Edmonton |
| Subdivision | Tamarack |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0E8 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Commercial, Corner Lot, Cul-De-Sac, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 69 |
| 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 August 6th, 2025 at 6:17am MDT