

## \$374,900 - 3455 11 Street, Edmonton

MLS® #E4436663

**\$374,900**

4 Bedroom, 2.50 Bathroom, 1,188 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to beautiful 4-bedroom, 2.5-bath home in the highly desirable community of Tamarack. This bright and inviting home features a functional layout with a kitchen offering ample cabinets and counter space and 3 spacious rooms upstairs. The fully finished basement includes a 4th bedroom and full bathroom ideal for guests or extended family. Enjoy the outdoors in your huge backyard with a durable composite wood deck, great for gatherings or quiet evenings. The single attached garage adds everyday convenience. Located within walking distance to parks, schools, and all essential amenities, plus close access to public transit. A perfect blend of comfort, space, and location.

Built in 2007

### Essential Information

MLS® #	E4436663
Price	\$374,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.00
Year Built	2007



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

### Community Information

Address	3455 11 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J8

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	7
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 May 22nd, 2025 at 2:47pm MDT