

## \$368,900 - 1150 37b Ave, Edmonton

MLS® #E4444957

**\$368,900**

3 Bedroom, 1.50 Bathroom, 1,180 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Attention First time Home Buyers,Welcome to this 1180 Sq ft 3 bedroom Half DUPLEX with front attached garage in one of the desirable communities of Tamarack.NO CONDO FEE . The house comes with OPEN CONCEPT main floor with hardwood flooring, ample cabinets , stainless steel appliances. The main floor leads to large decka and big backyard . Upstairs features 3 bed rooms with full bathroom. Excellent location, step away from shopping centres, K-9 school, public playground, Bus Terminal. Easy access to Whitemud Drive and Anthony Henday. A must see starter home, Comes with NEW ROOF SHINGLES

Built in 2008

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4444957      |
| Price          | \$368,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,180         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 1150 37b Ave |
| Area        | Edmonton     |
| Subdivision | Tamarack     |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6T 0E6      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| 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, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Slab                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 82              |
| Zoning         | Zone 30         |

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