

Courtesy Of Tim Taneja Of Century 21 Smart Realty

## **\$499,000 - 1126 36a Avenue, Edmonton**

MLS® #E4419575

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,136 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This gem is located in popular Tamarack! This single-family bi-level home which offers 2 bedrooms up and 3 full bathrooms and a separate basement entrance leads to a 2 bedroom suite it's perfect for extended family, or offers extra income. Enjoy the convenience of suburban living in a desired neighborhood. Close to schools, parks, and amenities, it offers the perfect blend of comfort and accessibility. A perfect property for first time home buyer or investors.

Built in 2011

### **Essential Information**

MLS® #	E4419575
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,136
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**



Address	1126 36a Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G1

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	67
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 April 5th, 2025 at 4:32am MDT