

## \$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 | 94                 |
| Zoning         | Zone 30            |

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Listing information last updated on May 2nd, 2025 at 9:18am MDT