

Courtesy Of Tammy A Booth Of 2% Realty

# \$668,800 - 1231 37a Avenue, Edmonton

MLS® #E4439106

**\$668,800**

4 Bedroom, 3.50 Bathroom, 2,325 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Meticulously maintained backing onto GREENSPACE and a WALKING TRAILS. This 2-storey, 4-bdrms, 3.5-bth home in Tamarack is designed for modern living. The open-concept main floor boasts soaring high ceilings, a gourmet kitchen with granite countertops & BRAND-NEW APPLIANCES—all flowing seamlessly into the inviting living room with an inviting stone-faced fireplace. The main level is finished off with a den featuring double French doors & a walkthrough pantry with built ins & 2 additional fridges. Upstairs, the expansive primary suite features a spa-like ensuite and walk-in closet, along with two additional bedrooms & a full 5 pc bath. The fully finished bsmt adds incredible versatility with a spacious rec room, 4th bedroom with walk in closet, and another full bath. Recent upgrades, include FRESHLY PAINTED, brand new COMPOSIT DECK, new AC, furnace, and hot water tank (2023), NEW Heater in Garage & 60-amp panel installed. Nestled in a prime location back onto a park, short walk to schools, and shopping.



Built in 2010

## Essential Information

MLS® #	E4439106
Price	\$668,800

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,325
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1231 37a Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G3

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Wtr Tank-Energy Star, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 19

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 June 17th, 2025 at 12:02pm MDT