Courtesy Of Tim Taneja Of Century 21 Smart Realty

$410,000 - 1137 37b Avenue, Edmonton

MLS® #E4456613

$410,000
3 Bedroom, 2.50 Bathroom, 1,407 sqft
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this bright and airy half-duplex in Tamarack, featuring 3 spacious bedrooms and 2.5 baths. The main level offers a functional layout with a modern kitchen, cozy dining area, and a sun-filled living room ideal for gatherings. Upstairs youâ€™ll find a generous bonus/family room that can be converted to a 4th bedroom, home office, or playroom to suit your needs. The unfinished basement provides excellent storage or finishable living space for future expansion. Fenced back yard including a deck for outside living. Pride of ownership shows throughout.

Built in 2007

Essential Information

MLS® #	E4456613
Price	$410,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey Split

Status	Active

Community Information

Address	1137 37b Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B9

Amenities

Amenities	Closet Organizers, Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, 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	Cul-De-Sac, Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 6th, 2025
Days on Market	20
Zoning	Zone 30
HOA Fees	100
HOA Fees Freq.	Annually

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