

\$409,800 - 1125 37b Avenue, Edmonton

MLS® #E4443965

\$409,800

3 Bedroom, 2.50 Bathroom, 1,283 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Gorgeous half duplex located on a quiet street in Tamarack. Has a huge pie shape backyard and no condo fees. Inviting open floor plan with plenty of natural light and beautiful hardwood floors. Open concept kitchen with stainless steel appliances, corner pantry, island with breakfast counter and large dining area with a built in seating area. Bright and sunny living room with cozy corner fireplace and patio doors to the deck. Upstairs, has a bonus room with wall-to-wall windows, 3 generous bedrooms and 2 full baths. Basement has rough-in for fourth bath and nice layout for future development. There's plenty of room for the kids or pets to play in the fully landscaped back yard. Other features include air conditioning, deck, fenced and a back gate for RV parking. Excellent location - close to major shopping, 2 minutes to meadows transit center and walking distance to a school! Available for quick possession, come see it today!

Built in 2007

Essential Information

MLS® #	E4443965
Price	\$409,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1125 37b Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E6

Amenities

Amenities	See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 23rd, 2025

Days on Market 76

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 September 7th, 2025 at 5:02am MDT