

## \$559,000 - 1484 37b Avenue, Edmonton

MLS® #E4432661

**\$559,000**

3 Bedroom, 3.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Stunning 2-storey home by Urban Luxury Homes in desirable Tamarack! This detached single-family gem features a large double attached garage and an open-concept main floor with engineered hardwood, tile, and a stylish 3-sided fireplace. The kitchen boasts a large island, soft-close drawers, solid maple cabinets, and granite countertops. Enjoy the spacious two-tier deck out back—perfect for entertaining. Upstairs offers an enclosed bonus room with surround sound wiring, upper laundry, and a large primary suite with walk-in closet and a 5-piece ensuite including his & hers sinks and a jetted tub. Two additional bedrooms and a 4-piece main bath complete the level. An additional 679 sq ft living space awaits in the fully finished basement including a wet bar, large rec room, and 3-piece bath. Added perks include tankless hot water, newer laundry units, and Hunter Douglas window coverings throughout. Conveniently located with shopping and schools within walking distance and a short drive to commuter highways.

Built in 2012

### Essential Information

MLS® # E4432661

Price \$559,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,830                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1484 37b Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0J1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Hot Water Tankless, Wet Bar, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Three Sided   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 57               |
| Zoning         | Zone 30          |

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Listing information last updated on June 20th, 2025 at 6:02am MDT