

## \$374,900 - 3455 11 Street, Edmonton

MLS® #E4452675

**\$374,900**

4 Bedroom, 2.50 Bathroom, 1,075 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to beautiful 4-bedroom, 2.5-bath home in the highly desirable community of Tamarack. This bright and inviting home features a functional layout with a kitchen offering ample cabinets and counter space and 3 spacious rooms upstairs. The fully finished basement includes a 4th bedroom and full bathroom ideal for guests or extended family. Enjoy the outdoors in your huge backyard with a durable composite wood deck, great for gatherings or quiet evenings. The single attached garage adds everyday convenience. Located within walking distance to parks, schools, and all essential amenities, plus close access to public transit. A perfect blend of comfort, space, and location.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452675  |
| Price          | \$374,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,075     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3455 11 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J8        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Stories           | 2                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Finished                                                                                           |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 30           |

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Listing information last updated on September 17th, 2025 at 4:47pm MDT