

## \$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 you'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 | 34                  |
| Zoning         | Zone 30             |
| HOA Fees       | 100                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on October 10th, 2025 at 3:47pm MDT