

## \$569,900 - 1206 37 Avenue, Edmonton

MLS® #E4443172

**\$569,900**

3 Bedroom, 2.50 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this exquisitely upgraded, move-in ready home in the sought-after TAMARACK community – a former Homes by Avi Show home with premium finishes! Nestled on a spacious Corner lot, this home is bathed in natural light, thanks to extra windows throughout, creating a warm and inviting atmosphere. Premium upgrades include Air conditioning, central vacuum, built-in speakers. Featuring 3 spacious bedrooms & 2.5 bathrooms, kitchen with stunning dark wood cabinets complimented by ceramic tile b/splash, a convenient main floor laundry with brand new washers and dryer, & a half bath. Upstairs you will enjoy a bright bonus room with 10'™ ceilings, full bathroom, & a generous primary suite with ensuite, and 2 other bedrooms with adequate closet space. The unfinished basement offers great potential for your personal touch. Step outside to a large back overlooking walking trails, perfect for morning coffee or evening relaxation. PRIME LOCATION steps from School, Park, walking trail, Shopping, transit and more!

Built in 2007

### Essential Information

MLS® # E4443172

Price \$569,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,044                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1206 37 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J5        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Attached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 30         |

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Listing information last updated on July 27th, 2025 at 5:17am MDT