

## \$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	53
Zoning	Zone 30

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