

## \$599,800 - 1575 36 Avenue, Edmonton

MLS® #E4443503

**\$599,800**

4 Bedroom, 3.00 Bathroom, 2,260 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to Tamarack! This stunning home boasts a total living space of 2260 sq ft w/ 4 large bedrooms, 3 full baths and a den! The spacious foyer, that features 2 coat closets and a broom closet, welcomes you to the spacious living room w/ a gas fireplace & a den to convert into an office, a bdrm or a formal dining area! The kitchen features classic cabinets offering tons of storage, quartz countertops and a dining area leading to a large deck and massive fenced backyard! The grand stairs with sculpted metal banisters take you upstairs to the large bonus rm for your family movie nights. You will love the 3 large bedrooms complimented by a full 4-pc bath & a primary bedroom w/ its own ensuite bath featuring a soaker tub & huge vanity creative ideas. This perfect home is ideal for a growing family and a perfect start for investors. Close to public transportation, schools, shopping and a variety of eateries, the location is phenomenal



Built in 2012

### Essential Information

MLS® #	E4443503
Price	\$599,800
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,260
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1575 36 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0M5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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, Golf Nearby, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 20th, 2025

Days on Market 5

Zoning Zone 30

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