

## \$575,000 - 1533 36b Avenue, Edmonton

MLS® #E4444136

**\$575,000**

3 Bedroom, 2.50 Bathroom, 2,134 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This beautiful home features an open-concept layout with 9 ft ceilings on the main floor, creating a bright and airy feel. The gourmet kitchen is equipped with top-tier Viking appliances, including a dual-fuel range, all-fridge, chimney hood fan, built-in microwave, and a high-tech Miele dishwasher. A walk-through pantry adds convenience with a secondary fridge and an under-counter wine cooler. The spacious living room, complete with a cozy gas fireplace, is ideal for gatherings. The mudroom includes a laundry area with an LG steam washer. Step outside to a sun-filled, south-facing backyard—perfect for relaxation or entertaining. Plus, enjoy the fully finished basement!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444136  |
| Price          | \$575,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,134     |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1533 36b Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0M4         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Secured Parking, See Remarks |
| Parking   | Double Garage Attached                            |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Commercial, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 24th, 2025 |
|-------------|-----------------|

Days on Market 12  
Zoning Zone 30



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