

\$399,999 - 1137 37b Avenue, Edmonton

MLS® #E4448992

\$399,999

3 Bedroom, 2.50 Bathroom, 1,407 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Charming 3 Bedroom Half Duplex in Tamarack! Welcome to this well-maintained 2-storey half duplex located in the sought-after community of Tamarack. This home offers a bright and open floor plan with 3 spacious bedrooms and 2.5 baths. The main floor features a functional layout with a modern kitchen, cozy dining area, and a sun-filled living space perfect for entertaining. Upstairs, you'll find a generous bonus/family room that can easily be converted into a 4th bedroom, office, or playroom. The unfinished basement awaits your personal touch and creative ideas. This home reflects pride of ownership, and it is move-in-ready. Situated close to schools, shopping, parks, and public transit, this home offers comfort, convenience, and flexibility. A perfect opportunity for families, first-time buyers, or investors!

Built in 2007

Essential Information

MLS® #	E4448992
Price	\$399,999
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
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, 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
Fireplace	Yes
Fireplaces	Mantel
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	July 22nd, 2025
Days on Market	14
Zoning	Zone 30
HOA Fees	100
HOA Fees Freq.	Annually

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