

## \$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 | 15              |
| Zoning         | Zone 30         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 6th, 2025 at 8:47am MDT