

# \$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 reflect 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	11
Zoning	Zone 30
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on August 2nd, 2025 at 5:32pm MDT