

## \$409,800 - 1125 37b Avenue, Edmonton

MLS® #E4443965

**\$409,800**

3 Bedroom, 2.50 Bathroom, 1,283 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Gorgeous half duplex located on a quiet street in Tamarack. Has a huge pie shape backyard and no condo fees. Inviting open floor plan with plenty of natural light and beautiful hardwood floors. Open concept kitchen with stainless steel appliances, corner pantry, island with breakfast counter and large dining area with a built in seating area. Bright and sunny living room with cozy corner fireplace and patio doors to the deck. Upstairs, has a bonus room with wall-to-wall windows, 3 generous bedrooms and 2 full baths. Basement has rough-in for fourth bath and nice layout for future development. There's plenty of room for the kids or pets to play in the fully landscaped back yard. Other features include air conditioning, deck, fenced and a back gate for RV parking. Excellent location - close to major shopping, 2 minutes to meadows transit center and walking distance to a school! Available for quick possession, come see it today!

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443965  |
| Price     | \$409,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,283         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1125 37b Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0E6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        67  
Zoning                    Zone 30

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Listing information last updated on August 29th, 2025 at 6:17pm MDT