

## \$395,000 - 3705 11 Street, Edmonton

MLS® #E4460546

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,385 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Discover this 3-bedroom home tucked away in a quiet Tamarack cul-de-sac, perfectly situated on a rare pie-shaped lot that offers unparalleled privacy with no rear neighbours. From the moment you arrive, you'll appreciate the large fully landscaped yard. The expansive backyard is a dream ideal for gardening, play, or hosting gatherings. Inside, the main floor welcomes you with a bright, open-concept layout featuring a stylish kitchen, spacious dining area, and a cozy living room with a gas fireplace—perfect for relaxing or entertaining. A convenient half bath completes the main level. Upstairs, you'll find a large bonus room ideal for family movie nights or a home office, a primary suite with a 4-piece ensuite, plus two additional well-sized bedrooms and a 4-piece main bath. Generous windows throughout flood the home with natural light. Whether you're a growing family or savvy investor, this rare offering combines location, lot size, and layout for exceptional value.

Built in 2007

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460546  |
| Price    | \$395,000 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,385         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3705 11 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0E8        |

### Amenities

|           |                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Single Garage Attached                                                                                                                                          |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Corner                                                                                            |
| Stories           | 2                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Corner Lot, Cul-De-Sac, Landscaping, Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 30           |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 10:32am MDT