

## **\$575,000 - 1533 36b Avenue, Edmonton**

MLS® #E4444136

**\$575,000**

3 Bedroom, 2.50 Bathroom, 2,134 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This beautiful home features an open-concept layout with 9 ft ceilings on the main floor, creating a bright and airy feel. The gourmet kitchen is equipped with top-tier Viking appliances, including a dual-fuel range, all-fridge, chimney hood fan, built-in microwave, and a high-tech Miele dishwasher. A walk-through pantry adds convenience with a secondary fridge and an under-counter wine cooler. The spacious living room, complete with a cozy gas fireplace, is ideal for gatherings. The mudroom includes a laundry area with an LG steam washer. Step outside to a sun-filled, south-facing backyard—perfect for relaxation or entertaining. Plus, enjoy the fully finished basement!

Built in 2011

### **Essential Information**

MLS® #	E4444136
Price	\$575,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,134
Acres	0.00
Year Built	2011



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1533 36b Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0M4

### Amenities

Amenities	Ceiling 9 ft., Deck, Secured Parking, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 24th, 2025
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Days on Market 20  
Zoning Zone 30



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