

## \$438,500 - 3537 11 Street, Edmonton

MLS® #E4441567

**\$438,500**

3 Bedroom, 3.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

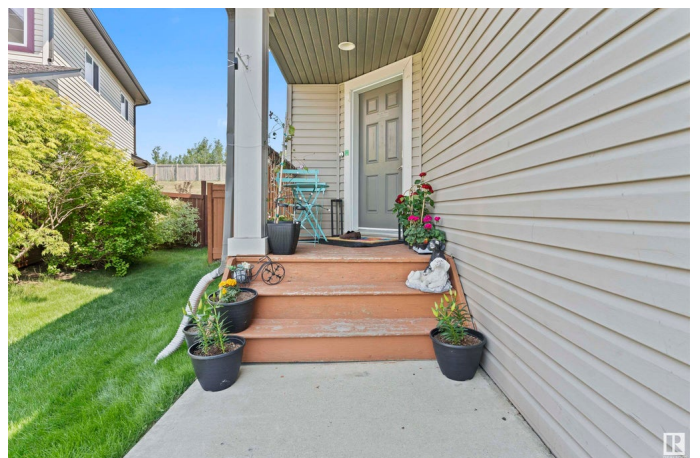
PRIME LOCATION! Spacious Half-Duplex with Modern Upgrades. This lovely home offers open living space with a spacious island kitchen, complete with a breakfast nook, corner pantry, and natural maple cabinetry. The family room is warm and inviting with a corner gas fireplace. On the upper floor, you'll find three good-sized bedrooms plus two full bathrooms and a bright BONUS room. The Fully Finished Basement includes a third full bathroom. Enjoy the added comfort of central air conditioner, high-efficiency furnace, NEW WATER TANK-(2024) and all NEW SMART S/S appliances, NEW ROOF SHINGLES installed-(2025). The oversized attached single garage offers extra space. Also enjoy the big beautiful 20X12 deck overlooking a large fully landscaped backyard, Perfect for kids and pets to run and play. ideally located near the Anthony Henday and Whitemud Drive, making it easy to access all the conveniences you need and Very close to all amenities, 5 minutes walk to K-9 School. An Amazing home for a perfect family.

Built in 2007

### Essential Information

MLS® # E4441567

Price \$438,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,397         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3537 11 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J7        |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                       |
| Parking        | Single Garage Attached                                                  |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Projector |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Fresh Air, Glass Door                                                                                                                                            |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 30         |

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Listing information last updated on June 16th, 2025 at 4:47am MDT