

## \$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, youâ€™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	33
Zoning	Zone 30

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