

\$569,900 - 1206 37 Avenue, Edmonton

MLS® #E4443172

\$569,900

3 Bedroom, 2.50 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

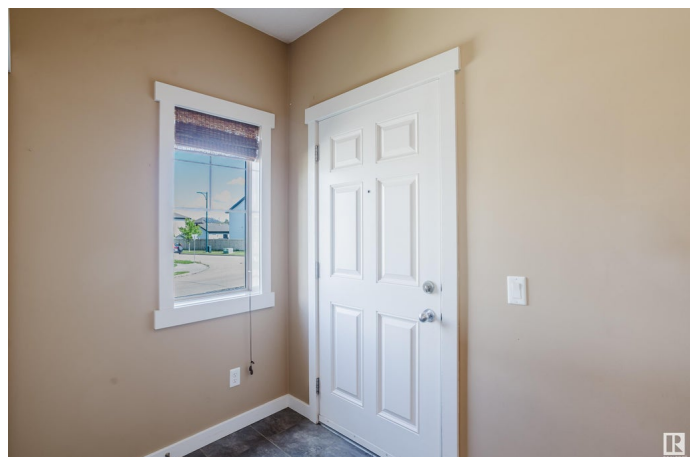
Welcome to this exquisitely upgraded, move-in ready home in the sought-after TAMARACK community – a former Homes by Avi Show home with premium finishes! Nestled on a spacious Corner lot, this home is bathed in natural light, thanks to extra windows throughout, creating a warm and inviting atmosphere. Premium upgrades include Air conditioning, central vacuum, built-in speakers. Featuring 3 spacious bedrooms & 2.5 bathrooms, kitchen with stunning dark wood cabinets complimented by ceramic tile b/splash, a convenient main floor laundry with brand new washers and dryer, & a half bath. Upstairs you will enjoy a bright bonus room with 10'™ ceilings, full bathroom, & a generous primary suite with ensuite, and 2 other bedrooms with adequate closet space. The unfinished basement offers great potential for your personal touch. Step outside to a large back overlooking walking trails, perfect for morning coffee or evening relaxation. PRIME LOCATION steps from School, Park, walking trail, Shopping, transit and more!

Built in 2007

Essential Information

MLS® # E4443172

Price \$569,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,044
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1206 37 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

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

Additional Information

Date Listed	June 19th, 2025
Days on Market	5
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 June 24th, 2025 at 2:17pm MDT