

## \$554,999 - 1510 37a Avenue, Edmonton

MLS® #E4462715

**\$554,999**

3 Bedroom, 3.00 Bathroom, 1,882 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this beautifully maintained home in Tamarack offering approximately 2557sq ft of total living space, pre-inspected for buyer confidence. The main floor features an inviting open concept layout perfect for family living and entertaining. The dining area with double doors leads to a deck and large backyard with fire pit ideal for outdoor gatherings. The main level also includes a powder room and convenient laundry area. Upstairs youâ€™™ll find three bedrooms, one currently used as a home office, and a full bath. The primary suite offers a walk-in closet and a generous ensuite bath. This level also features a bright bonus room with a cozy built-in window seat, perfect for relaxing or entertaining. The professionally finished basement adds incredible value with large living room, wet bar complete with bar fridge and kegerator, a half bath, and a versatile den or storage area. Walking distance to schools, parks, and all amenities with easy access to Whitemud and Henday THIS HOME TRULY HAS IT ALL!

Built in 2006

### Essential Information

MLS® # E4462715

Price \$554,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,882                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1510 37a Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0E3         |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Fire Pit, Gazebo, No Smoking Home, Wet Bar |
| Parking Spaces | 4                                                                                            |
| Parking        | Double Garage Attached                                                                       |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

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

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, No Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 30            |

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Listing information last updated on October 31st, 2025 at 9:33pm MDT