

## \$450,000 - 2808 11 Street, Edmonton

MLS® #E4421245

### \$450,000

3 Bedroom, 2.50 Bathroom, 1,337 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Located in the family-friendly community of Tamarack, this home offers convenience with schools, parks, shopping, and major roadways just minutes away. The spacious interior features dark brown vinyl plank flooring, a cozy 36" fireplace with a custom mantle, and a stunning kitchen with granite countertops, a corner pantry, and a full-height tile backsplash. Upstairs, enjoy a master retreat with a 4-piece ensuite, plus three additional bedrooms and a main 4-piece bathroom. Perfect for family living!

Built in 2016

### Essential Information

MLS® #	E4421245
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active



## Community Information

Address	2808 11 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0X7

## Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, HRV System
Parking	Parking Pad Cement/Paved

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	February 12th, 2025
Days on Market	30
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 March 14th, 2025 at 5:17am MDT