

# \$459,900 - 1126 35a Avenue, Edmonton

MLS® #E4422703

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,500 sqft  
Single Family on 0.00 Acres

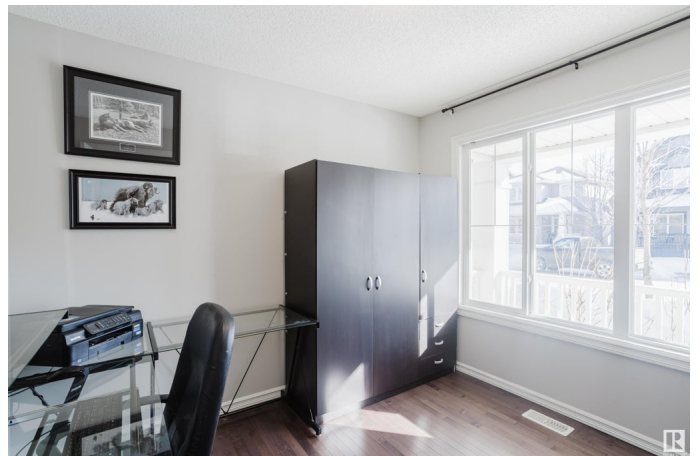
Tamarack, Edmonton, AB

This 1499 sqft home boasts 3 bedrooms & 2.5 baths, sure to impress from the moment you step in. The main floor features hardwood and ceramic tile, plus a front office with frosted French doors. The open-concept living space includes a stunning kitchen with granite counters, ceramic tile backsplash, raised island bar, and corner pantry. The dining area is spacious and bright, while the living room offers a large window overlooking the yard. Upstairs, the master suite has a window seat with hidden storage, a walk-in closet, and a 4-piece ensuite. The basement is roughed-in for a bathroom and ready for development. Outside, enjoy a large front porch and custom deck with privacy screen. Don't miss the oversized heated 24x22 garage! Immaculate, clean, and beautifully maintained. Great location near a school, shopping, and transit.

Built in 2009

## Essential Information

MLS® #	E4422703
Price	\$459,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,500



Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1126 35a Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J7

### **Amenities**

Amenities	Off Street Parking, Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Instant, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 24th, 2025
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Days on Market 18

Zoning Zone 30

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Listing information last updated on March 14th, 2025 at 10:32am MDT