

\$575,000 - 1533 36b Avenue, Edmonton

MLS® #E4444136

\$575,000

3 Bedroom, 2.50 Bathroom, 2,134 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This beautiful home features an open-concept layout with 9 ft ceilings on the main floor, creating a bright and airy feel. The gourmet kitchen is equipped with top-tier Viking appliances, including a dual-fuel range, all-fridge, chimney hood fan, built-in microwave, and a high-tech Miele dishwasher. A walk-through pantry adds convenience with a secondary fridge and an under-counter wine cooler. The spacious living room, complete with a cozy gas fireplace, is ideal for gatherings. The mudroom includes a laundry area with an LG steam washer. Step outside to a sun-filled, south-facing backyard—perfect for relaxation or entertaining. Plus, enjoy the fully finished basement!

Built in 2011

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4444136 |
| Price | \$575,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,134 |
| Acres | 0.00 |
| Year Built | 2011 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1533 36b Avenue |
| Area | Edmonton |
| Subdivision | Tamarack |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0M4 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Secured Parking, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Commercial, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|-----------------|
| Date Listed | June 24th, 2025 |
|-------------|-----------------|

Days on Market 12
Zoning Zone 30



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Listing information last updated on July 6th, 2025 at 2:17am MDT