

## \$409,900 - 3537 11 Street, Edmonton

---

MLS® #E4455454

**\$409,900**

4 Bedroom, 3.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

**\*\*SOUTH EDMONTON\*\*TAMARACK\*\*FIRST TIME HOME**

**BUYERS\*\*INVESTORS\*\*ALERT\*\* FULLY FINISHED BASEMENT**

**\*\*This charming Edmonton gem is designed for modern living and effortless convenience. Imagine cooking in your functional kitchen, equipped with a fridge, stove, microwave, and hood fan, while the adjacent dining area awaits family gatherings. Upstairs, retreat to the spacious primary bedroom with a private ensuite, while two additional bedrooms offer comfortable space for all. The incredible lower level features a huge rec room perfect for movie nights a full bathroom, and a handy laundry room with washer/dryer hookups. Location is everything! Top rated schools, fantastic shopping, and a beautiful park with a playground are just steps away. With excellent public transit at your doorstep, your downtown commute is a breeze. This is more than a house; itâ€™s your gateway to a vibrant, connected lifestyle.**

Built in 2007

### Essential Information

MLS® # E4455454

Price \$409,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,397         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3537 11 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J7        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Single Garage Attached                     |

### 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           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Vinyl                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 30th, 2025

Days on Market                19

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 September 17th, 2025 at 11:02pm MDT