

**\$432,500 - 3537 11 Street, Edmonton**

MLS® #E4441567

**\$432,500**

3 Bedroom, 3.50 Bathroom, 1,397 sqft  
Single Family on 0.00 Acres

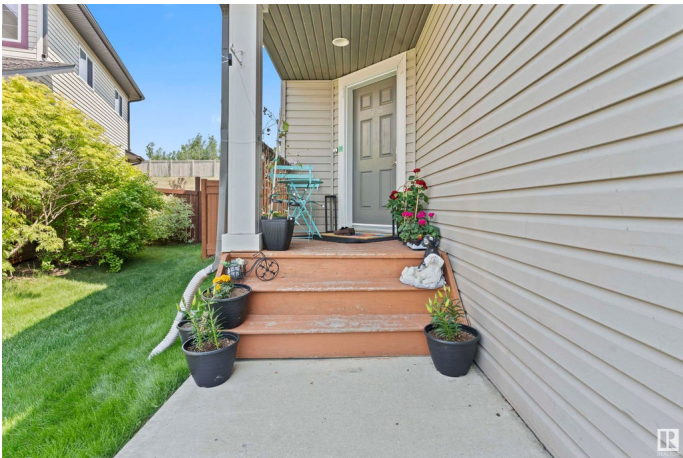
Tamarack, Edmonton, AB

GREAT LOCATION! This upgraded half-duplex is perfect for families, featuring 3 spacious bedrooms, a bright bonus room, and a fully finished basement with a 3rd full bathroom. Enjoy an open-concept main floor with a modern island kitchen, breakfast nook, corner pantry, and cozy gas fireplace. Recent upgrades include NEW all Smart stainless steel appliances (2024), NEW water tank (2024), NEW roof shingles (2025), central A/C, and a high-efficiency furnace. The oversized single garage provides extra storage, while the large 20' x 12' deck overlooks a landscaped backyard, great for kids and pets. Located steps from a K-9 school and minutes to Anthony Henday, Whitemud Drive, and all amenities, this home offers the perfect blend of comfort, convenience, and style.

Built in 2007

**Essential Information**

MLS® #	E4441567
Price	\$432,500
Bedrooms	3
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	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Projector
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Fresh Air, Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 10th, 2025  
Days on Market                68  
Zoning                              Zone 30

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