

## \$567,999 - 1216 36c Ave, Edmonton

MLS® #E4454281

**\$567,999**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

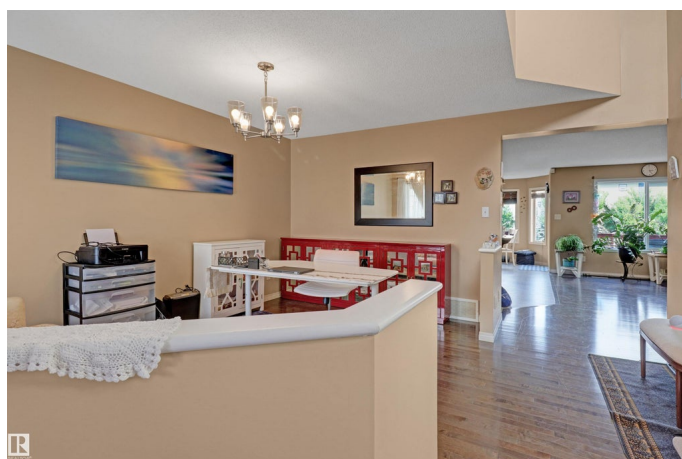
Tamarack, Edmonton, AB

Welcome to this stunning, move-in ready home located in the highly desirable TAMARACK community! Sitting proudly with 1743 sq ft finished and over 800 sq ft of unfinished basement ready for your personal touch, this home is flooded with natural light all day thanks to the extra windows throughout. Featuring 3 spacious bedrooms & 2.5 bathrooms, this well-maintained gem includes a kitchen with extended cabinetry, a convenient main floor laundry, & a half bath. Upstairs, enjoy a bright bonus room, full bathroom, & a generous primary suite with ensuite. Step outside to a large back deck, perfect for relaxing with your evening coffee. Just steps from the Walmart, Banks, Zym, Public LIBRARY, High School, playgrounds, walking trails, & on-demand public transit. This home blends comfort, location, & lifestyle with all other amenities closed by!!

Built in 2010

### Essential Information

MLS® #	E4454281
Price	\$567,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,744
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1216 36c Ave
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E5

### **Amenities**

Amenities	Deck, Patio
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing, Vent Free, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 22nd, 2025  
Days on Market       1  
Zoning                 Zone 30

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