

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

MLS® #E4455454

**\$409,900**

3 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\*\***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	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	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      1  
Zoning                Zone 30

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