

## \$644,900 - 1447 37b Avenue, Edmonton

MLS® #E4425419

**\$644,900**

6 Bedroom, 3.50 Bathroom, 2,443 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to a home that blends character, charm, and modern convenience in the heart of Southeast Edmonton. Thoughtfully designed for families who appreciate both space and style, the home boasts four generously sized bedrooms, a versatile bonus room, and an inviting living area anchored by a cozy gas fireplace. At the heart of the home is a beautifully designed kitchen, where abundant workspace makes cooking and entertaining a delight. Adding to its exceptional appeal, the fully developed basement is a private retreat of its own, complete with a full kitchen, two furnaces, and two tankless water units—ideal for extended family, rental potential, or a private retreat. Outside, the fully fenced and landscaped yard provides the perfect setting for summer barbecues, quiet evenings, or children at play. Set within a vibrant community with parks, shopping, and schools just moments away, this extraordinary home has it all. Experience the perfect blend of function, style, and warmth—your dream home awaits!

Built in 2011

### Essential Information

MLS® # E4425419

Price \$644,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,443                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1447 37b Avenue |
| Area        | Edmonton        |
| Subdivision | Tamarack        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0J1         |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Gazebo, Hot Water Instant, Hot Water Tankless, No Smoking Home, Patio, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 5                                                                                                                                                                     |
| Parking        | Double Garage Attached                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                         |
| Appliances        | Alarm/Security System, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                      |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
|--------------|-------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                           |
|------------|---------------------------|
| Elementary | A. Blair McPherson School |
|------------|---------------------------|

|        |                           |
|--------|---------------------------|
| Middle | A. Blair McPherson School |
|--------|---------------------------|

|      |                       |
|------|-----------------------|
| High | Dr. Francis W. School |
|------|-----------------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 13th, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 1 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 30 |
|--------|---------|

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Listing information last updated on March 14th, 2025 at 7:47am MDT