

\$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**

BUYERSINVESTORS**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; it'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 56

Zoning Zone 30

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