

## **\$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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