

## **\$474,999 - 1127 35 Avenue, Edmonton**

MLS® #E4435070

**\$474,999**

5 Bedroom, 3.50 Bathroom, 1,422 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Beautiful and well maintained property in the community of Tamarack. This property offers total of 5 Bedrooms & 3.5 Bathrooms. This home features fully finished basement which comes with 2 Bedrooms and a full bathroom. There is a U shaped kitchen with a full size pantry and big veranda on the main floor. Upper floor offers 3 Bedrooms with good size closets and 2 bathrooms. Backyard is fully landscaped and has big pergola on the deck. This home is located at walking distance from the playground, A. Blair McPherson K-9 Elementary School, shopping, restaurants gym facilities including Goodlife, & Meadows Rec Center). There is no neighbour at the back of the house. There is a detached double car garage and large windows throughout and too many features to the list. MUST SEE:

Built in 2011

### **Essential Information**

MLS® #	E4435070
Price	\$474,999
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,422
Acres	0.00



Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1127 35 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J8

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Rooftop Deck/Patio
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Zone 30

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