

## **\$459,999 - 1127 35 Avenue, Edmonton**

---

MLS® #E4438664

### **\$459,999**

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® #         | E4438664  |
| Price          | \$459,999 |
| 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 27th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 30        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 5:02pm MDT