

## \$459,999 - 1126 36a Avenue, Edmonton

MLS® #E4456518

**\$459,999**

4 Bedroom, 3.00 Bathroom, 1,136 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Great location in Tamarack!! Total of 4 bedrooms and 3 baths, Primary has a 5 piece ensuite. 2 bedrooms up with a modern kitchen incl a island for extra counter space. 2 bedrooms down with a huge rec room, full bath and 2nd kitchen all in this bi-level home. Detached Double Garage with lane access. Perfect for a starter home or investment

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456518               |
| Price          | \$459,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,136                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 1126 36a Avenue |
| Area    | Edmonton        |



|             |          |
|-------------|----------|
| Subdivision | Tamarack |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6T 0G1  |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 10                  |
| Zoning         | Zone 30             |

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Listing information last updated on September 15th, 2025 at 9:31am MDT