# \$459,000 - 3705 11 Street, Edmonton

MLS® #E4448030

#### \$459,000

3 Bedroom, 2.50 Bathroom, 1,385 sqft Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Beautiful 3BR home on a massive pie-shaped lot in a quiet Tamarack cul-de-sac, backing onto open green space with no rear neighborsâ€"a rare find offering privacy and tranquility. Fully landscaped with an oversized single attached garage. Inside, the main floor features a bright and open layout with a stylish kitchen, spacious dining area, cozy living room with gas fireplace, and a convenient half bath. Upstairs offers a generous bonus room, a primary bedroom with a 4-pc ensuite, plus two additional well-sized bedrooms and a 4-pc common bathroom. Plenty of windows bring in natural light throughout. The expansive backyard offers endless potential for gardening, play, or outdoor entertaining. Unfinished basement offers excellent potential for future development. Located in one of Edmonton's most sought-after communitiesâ€"just minutes to schools, shopping, Meadows Rec Centre, parks, public transit, and major roadways. This well-maintained home on a premium lot is perfect for families or investors alike!





Built in 2007

### **Essential Information**

MLS® # E4448030 Price \$459,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,385

Acres 0.00

Year Built 2007

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 3705 11 Street

Area Edmonton
Subdivision Tamarack
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0E8

#### **Amenities**

Amenities Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors

Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl

Windows, Vacuum System-Roughed-In

Parking Over Sized, 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

Fireplace Yes

Fireplaces Corner, Glass Door

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Cu

Playground Nearby, Public

Partially Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

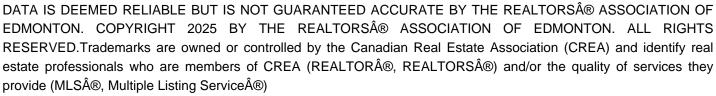
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 16th, 2025

Days on Market 6

Zoning Zone 30



Listing information last updated on July 22nd, 2025 at 2:32pm MDT

