

Courtesy Of Elizabeth Cwik Of Century 21 Masters

## **\$397,800 - 1152 35 Avenue Nw Nw, Edmonton**

MLS® #E4241974

### **\$397,800**

3 Bedroom, 3.00 Bathroom, 1,588 sqft  
Single Family on 0.09 Acres

Tamarack, Edmonton, AB

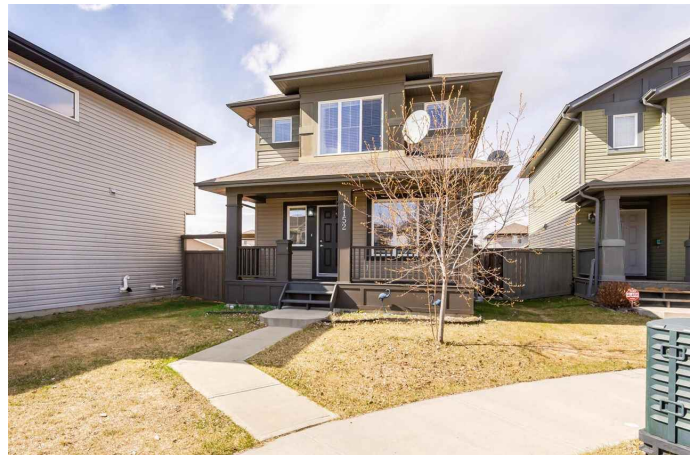
This 2 storey style home is located in the Tamarack subdivision & offers over 1590 square feet of finished living area on two levels. It has an open floor plan and hardwood throughout the main floor. As you enter the home you will find a spacious foyer adjacent to a large den/office overlooking the front veranda. The home has an open kitchen to the dining area and sunken living room. The sunken living room overlooks the back deck and yard. Convenient 1/2 bathroom finishes the main floor. On the upper floor you will find three bedrooms. The master bedroom features a large walk-in closet and 4 piece en-suite and the second bedroom is complete with a walk-in closet. Another bedroom and 3 piece washroom completes the upper floor. The unfinished basement has rough in plumbing is ready for further development. Fully landscaped yard, deck, & large detached garage are also included. The property is 5 homes away to the park/green space/A. Blair McPherson School. Quiet crescent location with easy access to 17st

Built in 2010

### **Essential Information**

MLS® # E4241974

Price \$397,800



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.09
Year Built	2010
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Zone	Zone 30

### Community Information

Address	1152 35 Avenue Nw Nw
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6T 0J6

### Amenities

Features	Deck, Detectors Smoke, Laundry-In-Suite, No Smoking Home, Vinyl Windows, Air Conditioner, Ceiling 9 ft., Closet Organizers, Exterior Walls- 2x6', Porch
Parking	Double Garage Detached, Over Sized
# of Garages	2

### Interior

Interior	Carpet, Hardwood
Interior Features	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Air Conditioning-Central
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Airport Nearby, Park/Reserve, Private Setting, See Remarks
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	Blair McPherson
Middle	Blair McPherson

### **Additional Information**

Date Listed	May 4th, 2021
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Listing information last updated on May 13th, 2021 at 9:16pm MDT