

## \$495,000 - 1560 35 Avenue, Edmonton

MLS® #E4437574

**\$495,000**

5 Bedroom, 3.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Well maintained 5-bedroom, 3-bathroom home with separate side entrance and 2nd kitchen downstairs. Located in the sought-after community of Tamarack. Offering over 2,200 sq. ft. of developed living space, this property is move-in ready and perfect for families, investors, or multi-generational living. The main floor features a bright and open living room, a stylish and functional kitchen, and three generously sized bedrooms, each with walk-in closets. The primary suite includes a private ensuite, and the convenience of a dedicated main-floor laundry room. Fully finished basement boasts a separate side entrance, a second full kitchen, two large bedrooms, a comfortable living room, a full bathroom, and its own set of newer washer and dryer units. A double detached garage sits at the rear of the property, offering ample parking and storage. Situated just steps from a K&#9 school, parks, and shopping, with easy access to Anthony Henday Drive, this home blends comfort and convenience. Virtually Staged Photos.

Built in 2011

### Essential Information

MLS® # E4437574

Price \$495,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,219                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1560 35 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0M9        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Exterior Walls- 2"x6", Vinyl Windows |
| Parking   | Double Garage Detached               |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 21st, 2025

Days on Market                27

Zoning                              Zone 30

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Listing information last updated on June 17th, 2025 at 3:47am MDT