

# \$568,900 - 1515 36 Avenue, Edmonton

MLS® #E4436265

**\$568,900**

3 Bedroom, 2.50 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Exceptional Pie Lot Home with Rear Lane Access & South-Facing Yard This stunning Coventry Homes residence offers an elegant living experience with premium finishes and thoughtful design. The great room is filled with natural light from oversized windows and features a gas fireplace framed by built-in shelving. The granite island kitchen boasts a large corner pantry, high-end stainless steel appliances, and espresso hardwood & ceramic tile flooring for both beauty and practicality. Main Floor: Laundry & half bath at rear entrance, seamless open layout Second Floor: Bonus room, luxurious primary suite with corner soaker tub, walk-in closet, plus two bedrooms & full bath Finished Basement: Family/recreation room, 9â€™™ ceilings, ample storage Upgrades: Stylish railings, closet pull doors, water filtration unit Location: Walk to schools & parks, minutes to shopping & Meadows Rec Centre

Built in 2012

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436265  |
| Price      | \$568,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,808                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1515 36 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0M4        |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, R.V. Storage |
| Parking   | Double Garage Attached                        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed May 13th, 2025

Days on Market 37

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 19th, 2025 at 2:47pm MDT