

## \$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

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 17th, 2025 at 12:47am MDT