

## \$439,900 - 3545 11 Street, Edmonton

MLS® #E4442441

**\$439,900**

5 Bedroom, 3.50 Bathroom, 1,398 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Nestled in Tamarack, this stunning half duplex offers spacious, versatile living with three bedrooms and 2.5 bathrooms upstairs, plus a fully finished basement featuring two additional bedrooms, a full bath, and a second kitchenâ€”perfect for extended family or rental potential. The main floor boasts a bright, modern kitchen with a pantry and island, seamlessly connecting to the dining area and cozy living room with a gas fireplace. Upstairs, the primary suite includes a 4-piece ensuite, alongside two more bedrooms, another full bath, and a bonus room for relaxation. Enjoy the fully fenced, oversized pie-shaped backyard, ideal for gatherings or parking an R.V., plus a single attached garage with extra space. Close to walking trails, green spaces, shopping, dining, Meadow Rec Centre, and a K-9 school, with easy access to transit and major routesâ€”this inviting home is a must-see!

Built in 2007

### Essential Information

MLS® #	E4442441
Price	\$439,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,398
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3545 11 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J7

### Amenities

Amenities	Fire Pit
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 13th, 2025

Days on Market 2

Zoning Zone 30

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