

# \$435,000 - 3533 11 Street, Edmonton

MLS® #E4440395

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,402 sqft  
Single Family on 0.00 Acres

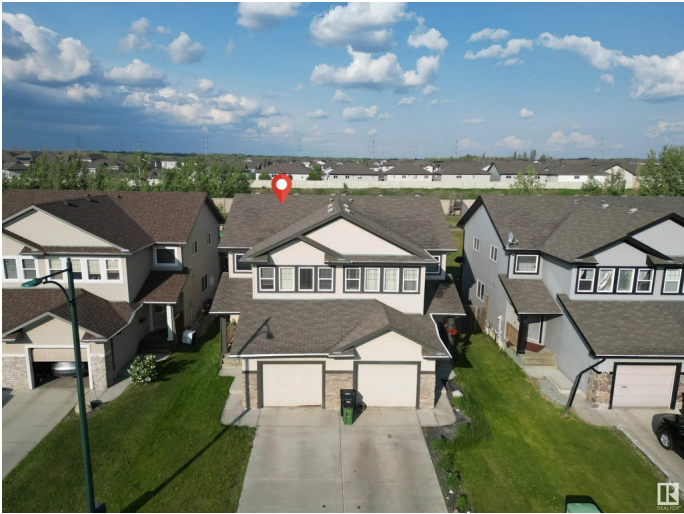
Tamarack, Edmonton, AB

Located in the sought-after Tamarack neighborhood, this well-maintained half duplex offers 3 bedrooms and 2.5 bathrooms with a bright open layout. The main floor features a welcoming living room with a cozy fireplace and a spacious kitchen that flows into the dining area. Upstairs includes a bonus room that can be used as a home office or play area, along with three bedrooms including a primary with walk-in closet and ensuite. Enjoy a spacious backyard with no rear neighbors for added privacy. The attached garage provides ample storage, and the basement is ready for future development. Just a 5-minute walk to school and close to parks, shopping, Whitemud Drive, and Anthony Henday.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440395  |
| Price          | \$435,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,402     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3533 11 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Stories           | 2                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Vinyl                                                                                       |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Composition, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 30        |

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Listing information last updated on August 23rd, 2025 at 1:32pm MDT