

## \$445,000 - 3705 11 Street, Edmonton

MLS® #E4448030

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,385 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Beautiful 3BR home on a massive pie-shaped lot in a quiet Tamarack cul-de-sac, backing onto open green space with no rear neighbors—a rare find offering privacy and tranquility. Fully landscaped with an oversized single attached garage. Inside, the main floor features a bright and open layout with a stylish kitchen, spacious dining area, cozy living room with gas fireplace, and a convenient half bath. Upstairs offers a generous bonus room, a primary bedroom with a 4-pc ensuite, plus two additional well-sized bedrooms and a 4-pc common bathroom. Plenty of windows bring in natural light throughout. The expansive backyard offers endless potential for gardening, play, or outdoor entertaining. Unfinished basement offers excellent potential for future development. Located in one of Edmonton's most sought-after communities—just minutes to schools, shopping, Meadows Rec Centre, parks, public transit, and major roadways. This well-maintained home on a premium lot is perfect for families or investors alike!

Built in 2007

### Essential Information

MLS® #	E4448030
Price	\$445,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,385
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3705 11 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E8

### **Amenities**

Amenities	Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl  
Exterior Features Backs Onto Park/Trees, Cul-de-sac, Playground Nearby, Public Transit, Partially Fenced  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter



### Additional Information

Date Listed July 16th, 2025

Days on Market 63

Zoning Zone 30

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