



Edmonton **30 Tamarack** **LP:** **\$309,900**
3629 11 ST NW **SP:** **M**

ACTIVE

Type:	Half Duplex	Listing ID#:	E4111236
Style:	2 Storey	Bdrms Above:	2
Year Built:	2007	Bdrms Total:	2
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Partly Finished
Tot A.G. SqFt:	1,069.94	Tot A.G. SqM:	99.40

BEST VALUE Duplex in Tamarack with an ENORMOUS BACKYARD! Nestled on a quiet street is this well cared for 2-BEDROOM home. Main level is an OPEN-CONCEPT floor plan with the Kitchen, Dining, and Living areas finished with quality LAMINATE FLOORING throughout. Kitchen features STAINLESS STEEL APPLIANCES, complimented w/ cherry-wood cabinets and a 2-pc powder room to complete the main floor. Head upstairs to TWO VERY LARGE BEDROOMS. The main bathroom is a full 4-pc with an additional 4-pc ENSUITE in the master. Enjoy the EXTRA STORAGE space with separate HIS & HERS WALK-IN CLOSETS in the master bedroom. Basement is partially finished - just needs your final touch to finish it off! Single-Attached garage w/ full parking pad & lots of extra street parking. Walking distance to parks and BLAIR McPHERSON K-9 school. The lovely community of Tamarack has tons of amenities to enjoy incl. the brand new MEADOWS REC CENTRE, green spaces, walking trails, Restaurants, Grocery, Shopping and more!

Directions:

Virtual Tour: https://youtu.be/_PrQ2pXMWqs

Brochure: https://youtu.be/_PrQ2pXMWqs

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:	43.57	468.99
Ensuite Baths:		0	0	1	0	0	Uppr:	55.83	600.95
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y						Lowr:		
Fireplace Type:	Tile Surround						BIGd:		
Fireplace Fuel:	Gas						Total A.G.:	99.40	1,069.94
Parking:	Front Drive Access, Single Garage Attached								
Garage Dim:	9'W x 19'L		Prk Encl/Ttl:		1 / 2				

Living Room:	3.32x4.18	M	Master Bedroom:	4.17x3.85	U
Dining Room:	2.50x2.52	M	Bedroom 2:	3.92x3.49	U
Kitchen:	3.05x2.95	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Carpet, Linoleum, Non-Ceramic Tile	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Deck
Site Influences:	Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: ablairmcperson.epsb.ca **Jr. High School:** ablairmcperson.epsb.ca **Sr High School:** mcnally.epsb.ca

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace:		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	412.22	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$2,552.61 2017	Local Improve:			