

## \$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 | 36              |
| Zoning         | Zone 30         |

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Listing information last updated on August 20th, 2025 at 11:02pm MDT