

## **\$619,900 - 2703 11 Street, Edmonton**

MLS® #E4430016

**\$619,900**

5 Bedroom, 3.50 Bathroom, 1,987 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Beautiful Home with a Finished Basement located in desirable Tamarack Common, this well-maintained home offers a perfect blend of comfort, functionality, and investment potential. The upper level features 3 spacious bedrooms, including a primary suite, and 2 full bathrooms. The main floor boasts an open-concept layout with a bright living area, a kitchen with ample storage, and a convenient half-bathroom. The fully finished basement, with its own separate entrance, includes 2 additional bedrooms, a full bathroom, and a second kitchen—making it an excellent space for extended family and guests. Situated in a prime location, this home is just minutes away from top amenities, including Meadows Recreation Center, FreshCo, schools, parks, shopping, and dining options. The neighborhood also offers easy access to public transit, with on-demand transit services available for added convenience. Whitemud Drive & Anthony Henday Drive are nearby, making commuting simple and efficient.

Built in 2016

### **Essential Information**

MLS® # E4430016

Price \$619,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,987
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2703 11 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0X9

### Amenities

Amenities	Air Conditioner, Deck, Fire Pit
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	36
Zoning	Zone 30

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