

## **\$654,900 - 2939 11 Street, Edmonton**

MLS® #E4442956

### **\$654,900**

6 Bedroom, 3.50 Bathroom, 2,283 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to TAMARACK COMMONS—a FAMILY-FOCUSED, CONVENIENCE-RICH community designed for your unique lifestyle. This BETTER-THAN-NEW, PACESETTER-BUILT WALKOUT home features a bright, welcoming entrance, a versatile DEN, and a WALK-THROUGH PANTRY leading to a spacious KITCHEN with GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, and ample CABINETRY. The DINING AREA, surrounded by windows, offers a serene start to your mornings, while the cozy LIVING ROOM with a GAS FIREPLACE and CUSTOM CURTAINS creates the perfect ambiance. Upstairs you'll find a BONUS ROOM (or 4TH BEDROOM), two children's bedrooms with a DUAL-SINK BATHROOM, and a luxurious MASTER RETREAT with a WALK-IN CLOSET and 5-PIECE ENSUITE. The FULLY FINISHED BASEMENT includes TWO ADDITIONAL BEDROOMS, a SECOND KITCHEN, and a 4-PIECE BATH—ideal for extended family or rental potential. Enjoy your LANDSCAPED AND FENCED YARD, PARTY DECK, and UNBEATABLE LOCATION just steps from MEADOWS REC CENTRE, TIM HORTONS, BANKS, and more. THIS HOME TRULY HAS IT ALL!!

Built in 2016



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442956               |
| Price          | \$654,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,283                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 2939 11 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0X7        |

## Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Patio, Walkout Basement, See Remarks |
| Parking   | Double Garage Attached               |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

## Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 30         |

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Listing information last updated on August 4th, 2025 at 8:02am MDT