

## \$574,999 - 2716 11 Street, Edmonton

MLS® #E4460024

**\$574,999**

6 Bedroom, 4.00 Bathroom, 1,790 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Beautiful 2-storey home in Tamarack Common with 2,475 sq ft of total living space (1,790 sq ft above grade), featuring 6 bedrooms & 4 full bathrooms. Main floor offers open living area, full kitchen, spacious bedroom & full bath. Fully finished basement with side entrance (built in 2022 with permits) includes 2 bedrooms, full bath, living room & rough-ins for laundry & wet bar—ideal for a future legal suite (Comes with 3 huge windows in basement providing immense light). Inbuilt central vacuum system adds convenience. Enjoy the backyard deck with gazebo & double detached garage. Located close to schools, parks, pond, shopping, transit, meadows rec center & more. A perfect blend of space, comfort & location!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460024  |
| Price          | \$574,999 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,790     |
| Acres          | 0.00      |
| Year Built     | 2017      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2716 11 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0X9        |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Gazebo, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                |
| Parking        | Double Garage Detached                                           |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Stories           | 3                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                    |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 18                   |

## Zoning

## Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 17th, 2025 at 1:48pm MDT