\$474,900 - 3619 13 Street, Edmonton

MLS® #E4428231

\$474,900

3 Bedroom, 2.50 Bathroom, 1,409 sqft Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Very well maintained, 1409sqft, fully developed home in desirable Tamarack! One block to K-9 Blair McPherson school. The main floor features a spacious living room with a gas fireplace, kitchen and dining area as well as a powder room. Recently replaced fridge and stove in the kitchen. Upstairs you find the large primary bedroom with a walk-in closed and full ensuite bathroom. There are also 2 good size additional bedrooms and another full bath. Fully finished basement has tons of space with new washer/dryer. Rounding out the home is central AC and a heated garage, large enough for a truck, with 220 power. The yard is fully landscaped and fenced and has a large deck with gas line, perfect for summer BBQs! Great location closed to shopping, and schools with easy access to the Whitemud and Henday!



Essential Information

MLS® # E4428231 Price \$474,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2

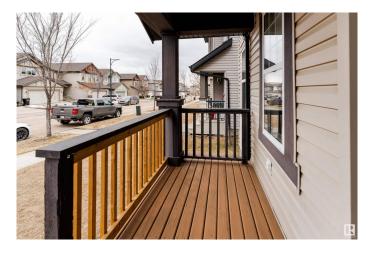
Half Baths 1

Square Footage 1,409

Acres 0.00







Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 3619 13 Street

Area Edmonton
Subdivision Tamarack
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0J4

Amenities

Amenities Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking

Home

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems,

Washer, Window Coverings, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Brass Surround

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Cross Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 30th, 2025

Days on Market 12

Zoning Zone 30

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Listing information last updated on April 11th, 2025 at 1:17am MDT