

\$469,900 - 3619 13 Street, Edmonton

MLS® #E4428231

\$469,900

3 Bedroom, 2.50 Bathroom, 1,409 sqft

Single Family on 0.00 Acres

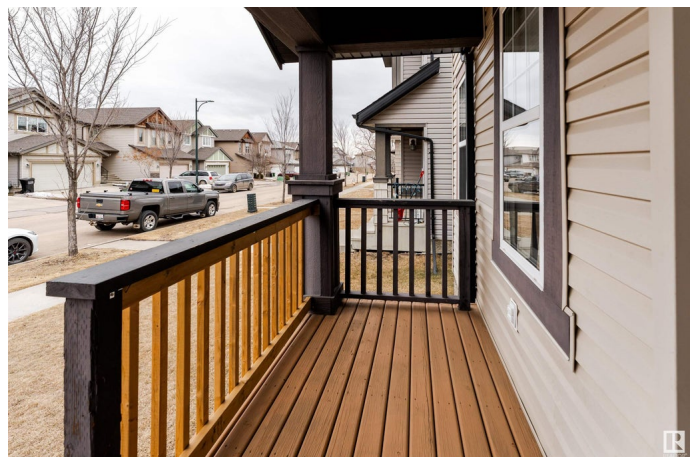
Tamarack, Edmonton, AB

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 closet 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 close to shopping, and schools with easy access to the Whitemud and Henday!

Built in 2009

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4428231 |
| Price | \$469,900 |
| 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 21
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 April 20th, 2025 at 4:02am MDT