# \$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, 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, perfect for summer BBQs! Great location closed to shopping, and schools with easy access to the Whitemud and Henday!

Built in 2009

#### **Essential Information**

MLS® # E4428231 Price \$474,900

Bedrooms 3

Bathrooms 2.50

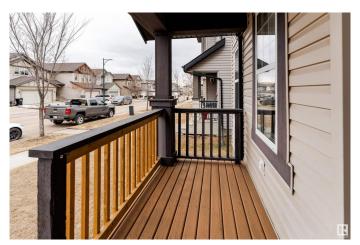
Full Baths 2

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, 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 4

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 3rd, 2025 at 8:17am MDT