

## \$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	19
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 18th, 2025 at 1:47am MDT