

\$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 closed 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 13

Zoning Zone 30

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