

## \$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 | 26               |
| Zoning         | Zone 30          |

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Listing information last updated on April 25th, 2025 at 9:17pm MDT