

\$450,000 - 3611 13 Street, Edmonton

MLS® #E4450046

\$450,000

4 Bedroom, 3.50 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Upgraded & Fully Finished Homes by Avi home in Tamarack! Located on a quiet street in Tamarack, just steps from shopping, restaurants, walking trails, & more! Inside you'll appreciate the open-concept floor plan & natural light streaming through large front & back windows. The kitchen features white cabinetry, stainless steel appliances, & an eating bar. Perfect for entertaining or casual meals. Upstairs has all NEW CARPET & LAMINATE FLOORING throughout. The spacious primary room boasts a walk-in closet, & a 4-piece ensuite. Two additional bedrooms & another full bathroom complete the upper level. The fully finished basement offers even more living space w/ a large rec room featuring a cozy electric fireplace, a fourth bedroom w/ a walk-in closet, and a full bathroom with a tile surround glass shower. Outside you'll find a two-tiered cedar deck, perfect for summer BBQs, a spacious backyard and a NEW 22x20 garage (BUILT IN 2017). FRESHLY PAINTED & MOVE IN READY!

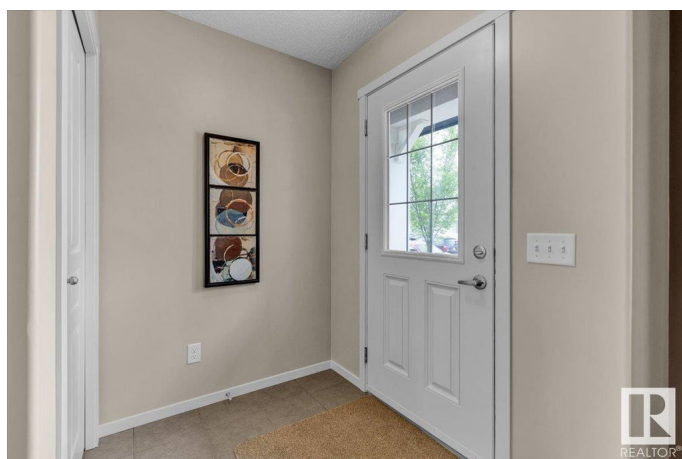
Built in 2010

Essential Information

MLS® # E4450046

Price \$450,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,252 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3611 13 Street |
| Area | Edmonton |
| Subdivision | Tamarack |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0J4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | See Remarks |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------------|
| Elementary | A.Blair Mcph/St. Kateri |
| Middle | A.Blair Mcph/Father Michael |
| High | Elder Dr. F/Austin O'brien |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 28th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 30 |

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Listing information last updated on July 30th, 2025 at 1:02pm MDT