

## \$514,900 - 3748 213 Street, Edmonton

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MLS® #E4436714

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

The Tiguan-z II is a 1,707 sq. ft. two-storey home featuring 3 bedrooms, 2.5 bathrooms, a bonus room, and 9' main floor ceilings. The open-concept main floor includes a spacious great room, a modern kitchen with ample cabinetry, an extended eating bar, a central island, and a cozy dining nook. At the rear, a discreet entry and half bath add privacy and convenience. Upstairs, the central bonus room offers flexible space for relaxing or entertaining, along with two bedrooms, a main bath, and a handy laundry area. The primary suite provides a private retreat, complete with a generous walk-in closet and ensuite. The side entry is available, offering added accessibility and future development potential.



Built in 2025

### Essential Information

MLS® #	E4436714
Price	\$514,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.00
Year Built	2025

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3748 213 Street
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3C2

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	32
Zoning	Zone 57

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