

\$405,000 - 3643 13 Street, Edmonton

MLS® #E4440658

\$405,000

3 Bedroom, 1.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this stylish and move-in ready 1370 sq ft two-storey in the vibrant community of Tamarack! From the moment you step inside, youâ€™re greeted by a spacious entry and an open-concept main floor filled with natural light. The cozy living room features a gorgeous tile-faced gas fireplace, perfect for relaxing evenings. The chef-inspired kitchen offers espresso cabinetry with crown molding, tile backsplash, gas stove, and a large island with raised barâ€™ideal for hosting friends or casual family mornings. A bright dining area, powder room, and built-in niche for your home office complete the main level. Upstairs, enjoy a roomy primary suite, two more generous bedrooms, and a convenient walk-in laundry room. The open unfinished basement offers endless potential. Out back, the large deck and landscaped yard are ready for summer BBQs and playtime. Recent upgrades: fresh paint, vinyl plank flooring, new fridge & hot water tank. Enjoy the amazing lifestyle that Tamarack and SE Edmonton provide!

Built in 2008

Essential Information

MLS® # E4440658

Price \$405,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3643 13 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J5

Amenities

Amenities	On Street Parking, Deck, See Remarks
Parking Spaces	2
Parking	2 Outdoor Stalls, Front/Rear Drive Access

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 5th, 2025
Days on Market	3
Zoning	Zone 30

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