

## \$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!

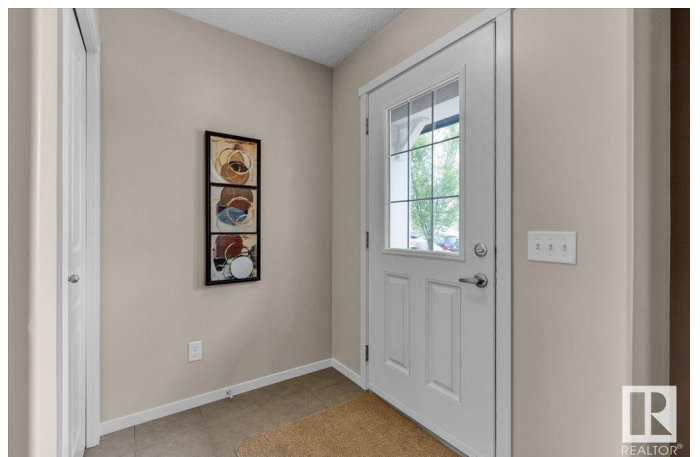
Built in 2010

### 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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 30th, 2025 at 4:47am MDT