

\$440,000 - 3567 13 Street, Edmonton

MLS® #E4430934

\$440,000

2 Bedroom, 2.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This very well-maintained 1383 S.F. home is in the desirable Tamarack community offering modern conveniences with excellent amenities nearby. The main floor welcomes you with an open living room featuring a gas, tiled surround fireplace, perfect for cozy evenings. The large kitchen includes an island, pantry, telephone desk, & a large window by the eating area, creating a bright & functional space. Completing the main floor is a convenient two-piece bathroom & a mud room area at the back of the home. Upstairs, enjoy 2 generous bedrooms, each with a private 4-piece ensuite & walk in closet, plus a laundry area. The insulated basement awaits your personal touch. Outside, the fully fenced yard includes a large, railed deck, shed, & access to the double detached insulated & finished garage. Steps away from K-9 school & close to shopping & public transportation. Don't miss this opportunity to own a beautifully built home in one of Edmonton's most sought-after communities.

Built in 2008

Essential Information

MLS® # E4430934

Price \$440,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3567 13 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J4

Amenities

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Paved Lane, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 15th, 2025
Days on Market	17
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 May 2nd, 2025 at 11:48am MDT