

\$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!

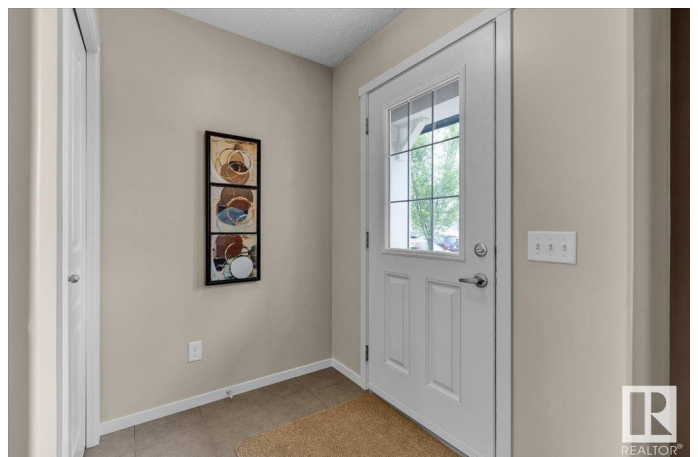
Built in 2010

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	10
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 August 7th, 2025 at 11:33am MDT