

Courtesy Of Robert M Hasek Of Real Broker

## \$439,000 - 3623 13 Street, Edmonton

MLS® #E4458996

**\$439,000**

3 Bedroom, 3.50 Bathroom, 1,383 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

This isn't just a house—it's a story of care, comfort, and pride of ownership. Tucked into the sought-after community of Tamarack, this 3-bedroom, 3.5-bath home has been lovingly maintained by its original owner and is ready for its next chapter. Step through the front door and you'll immediately feel the warmth of a home designed for living. The main floor offers a bright and welcoming living space, a functional kitchen perfect for weeknight dinners or weekend entertaining, and a convenient half-bath. Upstairs is where this home truly shines: two spacious primary bedrooms, each with its own ensuite, creating the perfect setup for families, guests, or roommates who value privacy and comfort. The large rec room downstairs is ready to become whatever you need—a media space, gym, or playroom: while outside you'll find a detached double garage and a yard just waiting for summer barbecues, gardening, or a quiet cup of coffee. All of this, in a location close to schools, parks, shopping, and transit, makes this beauty called home!



Built in 2009

### Essential Information

MLS® # E4458996

Price \$439,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,383                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3623 13 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J5        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, No Smoking Home, Parking-Extra |
| 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        | Insert, Mantel                                                                                                                        |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Vinyl                                             |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 43                   |
| Zoning         | Zone 30              |

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Listing information last updated on November 4th, 2025 at 3:17pm MST