\$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 19

Zoning Zone 30

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