

## **\$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	16
Zoning	Zone 30

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Listing information last updated on May 1st, 2025 at 10:18am MDT