

\$439,000 - 3623 13 Street, Edmonton

MLS® #E4458996

\$439,000

3 Bedroom, 3.50 Bathroom, 1,383 sqft

Single Family on 0.00 Acres

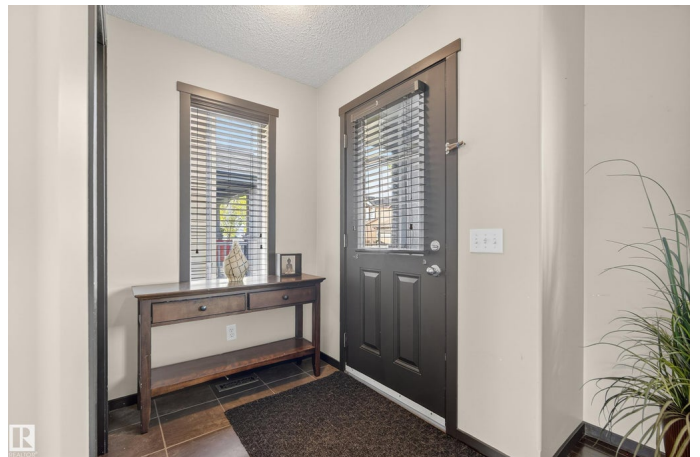
Tamarack, Edmonton, AB

This isn't just a house—it's a story of comfort, care, and pride of ownership. Nestled in the highly desired community of Tamarack, this beautiful 3-bed, 3.5-bath home has been lovingly maintained by its original owner and offers the perfect blend of style and functionality. The bright and open main floor features a welcoming living area, a well-designed kitchen ideal for both everyday meals and entertaining, and a convenient half-bath. Upstairs, discover two generous primary suites, each complete with its own private ensuite—perfect for families, guests, or shared living arrangements. The finished basement offers a versatile rec space ready for your home gym, media room, or play area. Outside, enjoy a landscaped yard and double detached garage. Located close to schools, parks, shopping, and transit, this Tamarack gem delivers both comfort and convenience in every detail. Welcome 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 46
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 November 7th, 2025 at 5:02am MST