

## \$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!

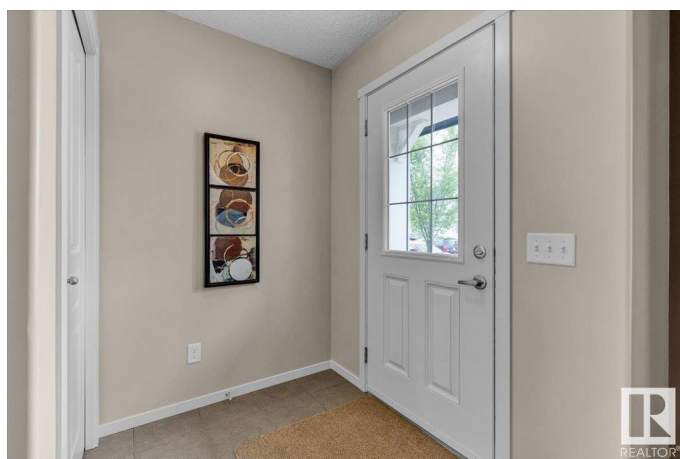
Built in 2010

### 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 | 5               |
| 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 2nd, 2025 at 1:32am MDT