

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

MLS® #E4458996

**\$439,000**

3 Bedroom, 3.50 Bathroom, 1,383 sqft  
Single Family on 0.00 Acres

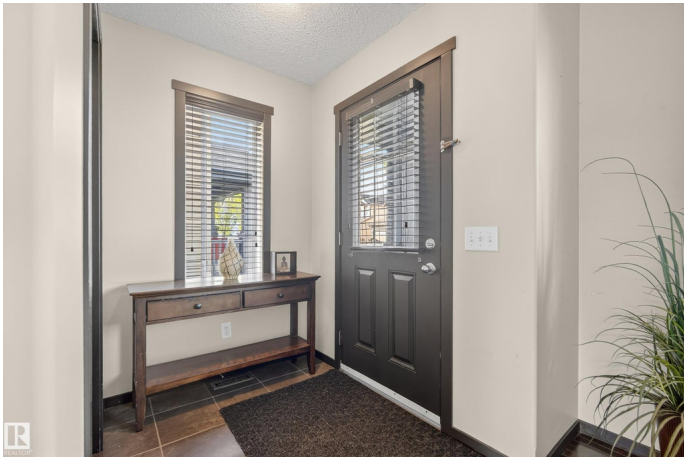
Tamarack, Edmonton, AB

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                56

Zoning                            Zone 30

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Listing information last updated on November 17th, 2025 at 8:02pm MST