

## \$475,000 - 3551 13 Street, Edmonton

MLS® #E4456965

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this beautifully maintained two-story in Tamarack, where upgrades and thoughtful design make every day easier. A corner lot offers extra parking, a 20'x22' alley access garage, gated RV space, a large deck, and plenty of room to play. Inside, maple hardwood floors, a cozy three-sided fireplace, and added sunlit windows create a warm atmosphere. The kitchen shines with ceiling-height cabinetry, numerous upgrades and newer stainless steel appliances. Upstairs, two primary suites each feature walk-in closets and tiled 4-piece ensuites, and a tiled laundry room with floor drain. The partially finished basement holds potential for three more bedrooms and has rough-ins for an additional full bathroom and laundry room complete with a sink. Steps from A Blair MacPherson Elementary/Jr. High and close to the Meadows Rec Centre, it's a private sanctuary in a vibrant, family-friendly community.

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456965  |
| Price     | \$475,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,460                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3551 13 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0J4        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Front Porch                  |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                            |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | A Blair MacPherson |
| Middle     | A Blair MacPherson |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 30             |

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Listing information last updated on September 17th, 2025 at 8:47am MDT