

\$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 care, comfort, and pride of ownership. Tucked into the sought-after community of Tamarack, this 3-bedroom, 3.5-bath home has been lovingly maintained by its original owner and is ready for its next chapter. Step through the front door and you'll immediately feel the warmth of a home designed for living. The main floor offers a bright and welcoming living space, a functional kitchen perfect for weeknight dinners or weekend entertaining, and a convenient half-bath. Upstairs is where this home truly shines: two spacious primary bedrooms, each with its own ensuite, creating the perfect setup for families, guests, or roommates who value privacy and comfort. The large rec room downstairs is ready to become whatever you need—a media space, gym, or playroom: while outside you'll find a detached double garage and a yard just waiting for summer barbecues, gardening, or a quiet cup of coffee. All of this, in a location close to schools, parks, shopping, and transit, makes this beauty called home!



Built in 2009

Essential Information

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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	36
Zoning	Zone 30

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