

Courtesy Of Robert M Hasek Of Real Broker

## \$443,900 - 3623 13 Street, Edmonton

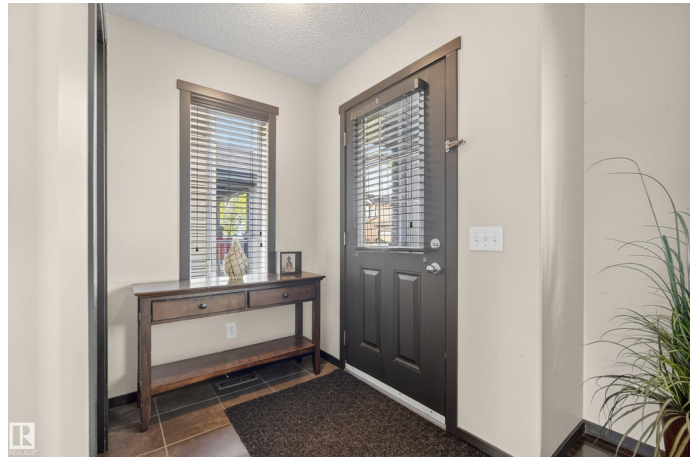
MLS® #E4458996

**\$443,900**

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

MLS® #	E4458996
Price	\$443,900

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 22  
Zoning Zone 30

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Listing information last updated on October 14th, 2025 at 5:02am MDT