

## \$565,000 - 3756 13 Street, Edmonton

MLS® #E4454968

**\$565,000**

4 Bedroom, 3.50 Bathroom, 1,877 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to the community of Tamarack! This well-kept Landmark "Cambridge III" features 1877 sq. ft., three bedrooms, 2.5 baths, and a 2-storey layout with a large bonus room. The home is upgraded with ceramic flooring, hardwood, granite countertops, a high-efficiency furnace, and a hot water tank. The ensuite soaker tub and ceramic backsplash add a touch of luxury. The gas fireplace in the Great room and the double-attached drywalled garage, perfect for those cold Edmonton winters, add to the comfort. The basement is partly finished, with a bedroom and a full bath awaiting your ideas. The landscaped and fenced yard is a perfect outdoor retreat. This home has a west-facing backyard, backing onto a treed walking trail, making it an ideal fit for your lifestyle. Shopping, schools, public transportation, and plenty of other amenities are nearby. Make it Yours- Act Fast.

Built in 2007

### Essential Information

MLS® #	E4454968
Price	\$565,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,877
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3756 13 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E5

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Playground

Nearby, Public Transportation, Recreation Use, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 27th, 2025  
Days on Market 9  
Zoning Zone 30

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