

\$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 8
Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 12:47am MDT