

\$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

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 17th, 2025 at 2:02pm MDT