

## \$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 5  
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 1st, 2025 at 2:32pm MDT