

## \$514,900 - 3748 213 Street, Edmonton

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MLS® #E4436714

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

The Tiguan-z II is a 1,707 sq. ft. two-storey home featuring 3 bedrooms, 2.5 bathrooms, a bonus room, and 9' main floor ceilings. The open-concept main floor includes a spacious great room, a modern kitchen with ample cabinetry, an extended eating bar, a central island, and a cozy dining nook. At the rear, a discreet entry and half bath add privacy and convenience. Upstairs, the central bonus room offers flexible space for relaxing or entertaining, along with two bedrooms, a main bath, and a handy laundry area. The primary suite provides a private retreat, complete with a generous walk-in closet and ensuite. The side entry is available, offering added accessibility and future development potential.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436714  |
| Price          | \$514,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,690     |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3748 213 Street     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3C2             |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 57        |

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Listing information last updated on June 17th, 2025 at 2:32pm MDT