

\$634,900 - 3116 12 Avenue, Edmonton

MLS® #E4424728

\$634,900

3 Bedroom, 3.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

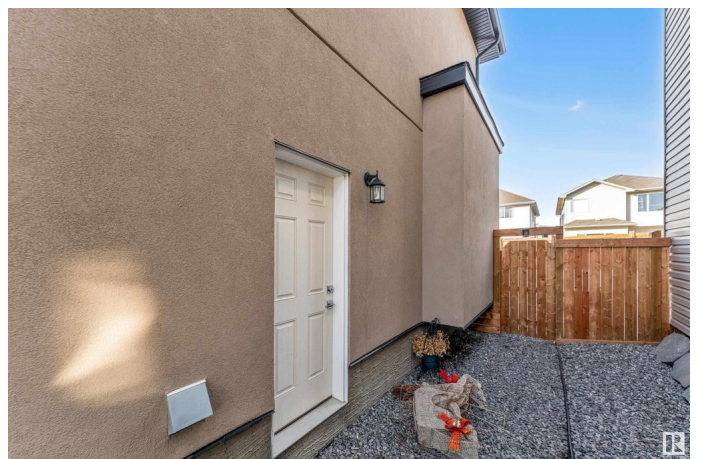
Laurel, Edmonton, AB

VIBRANT COMMUNITY OF LAUREL - This stunning two-story home, fully upgraded and finished with elegant stucco, offers incredible curb appeal and is situated in a fantastic family-friendly neighborhood. It features two primary bedrooms, each with its own ensuite and walk-in closet. The main floor includes a separate entrance, a den, and a convenient half bath. Enjoy the open-to-below living space with a beautiful stone fireplace, all located in the highly desirable area of Laurel. Additional highlights include central A/C, a beautifully landscaped, fenced, and maintenance-free yard, along with stylish tile flooring.

Built in 2017

Essential Information

MLS® #	E4424728
Price	\$634,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family



Style 2 Storey
Status Active

Community Information

Address 3116 12 Avenue
Area Edmonton
Subdivision Laurel
City Edmonton
County ALBERTA
Province AB
Postal Code T6T 2C6

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home
Parking Spaces 4
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Garage Heater
Heating Forced Air-1, Natural Gas
Fireplace Yes
Fireplaces Stone Facing
Stories 2
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Stucco
Exterior Features Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed March 7th, 2025

Days on Market 31

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 April 7th, 2025 at 3:17am MDT