

\$634,900 - 3116 12 Avenue, Edmonton

MLS® #E4424728

\$634,900

3 Bedroom, 3.50 Bathroom, 2,196 sqft
Single Family on 0.00 Acres

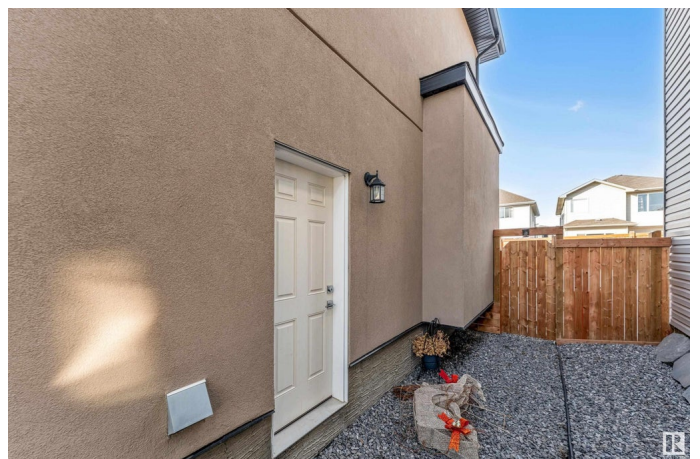
Laurel, Edmonton, AB

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 28

Zoning Zone 30

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Listing information last updated on April 4th, 2025 at 12:18pm MDT