

\$724,500 - 3012 12 Avenue, Edmonton

MLS® #E4428355

\$724,500

6 Bedroom, 4.00 Bathroom, 2,146 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Stunning detached home in the highly desirable community of Laurel, Edmonton! This spacious home offers an open-to-above living area, a dining area with an indent ceiling, and a cozy family room with an electric fireplace. The beautiful modern kitchen features stainless steel appliances, a center island, and a pantry for extra storage. The main floor includes a bedroom and a full bathroom. Upstairs, you'll find a bonus room, a primary suite with an indent ceiling, ensuite, and walk-in closet, plus two additional bedrooms with a shared bathroom. Convenient second-floor laundry. The separate entrance basement offers a in law suite with two bedrooms, a bathroom, a full kitchen, and a living area—ideal for rental income or extended family. Located in Laurel, Edmonton, this home is close to top-rated schools, shopping, parks, recreation centers, and transit, making life truly convenient!

Built in 2018

Essential Information

MLS® #	E4428355
Price	\$724,500
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	2,146
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3012 12 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2H1

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 1st, 2025

Days on Market 2

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 3rd, 2025 at 3:02pm MDT