

\$634,900 - 3116 12 Avenue, Edmonton

MLS® #E4424728

\$634,900

3 Bedroom, 3.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

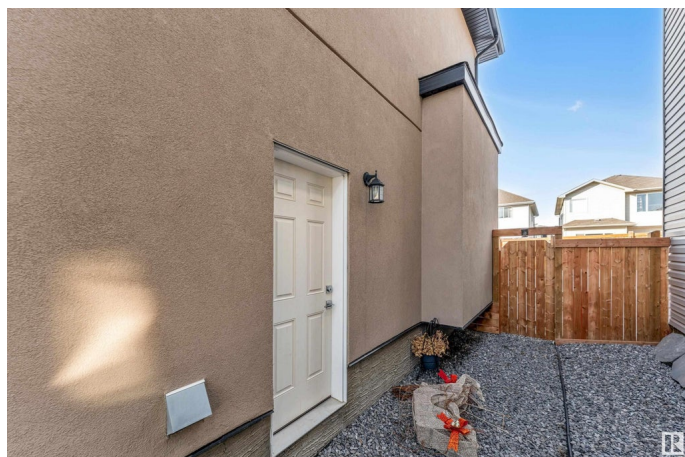
Laurel, Edmonton, AB

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 6

Zoning Zone 30

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Listing information last updated on March 13th, 2025 at 9:17am MDT