

# \$634,900 - 3116 12 Avenue, Edmonton

MLS® #E4424728

**\$634,900**

3 Bedroom, 3.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

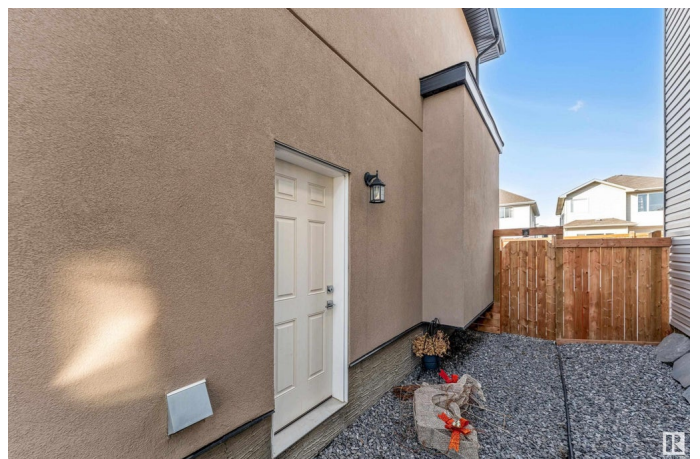
Laurel, Edmonton, AB

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 7

Zoning Zone 30

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Listing information last updated on March 14th, 2025 at 9:02am MDT