

## \$714,500 - 3012 12 Avenue, Edmonton

MLS® #E4430906

**\$714,500**

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 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® #     | E4430906  |
| Price      | \$714,500 |
| 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 15th, 2025

Days on Market 4

Zoning Zone 30

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Listing information last updated on April 19th, 2025 at 7:32am MDT