

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

MLS® #E4424728

**\$634,900**

3 Bedroom, 3.50 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

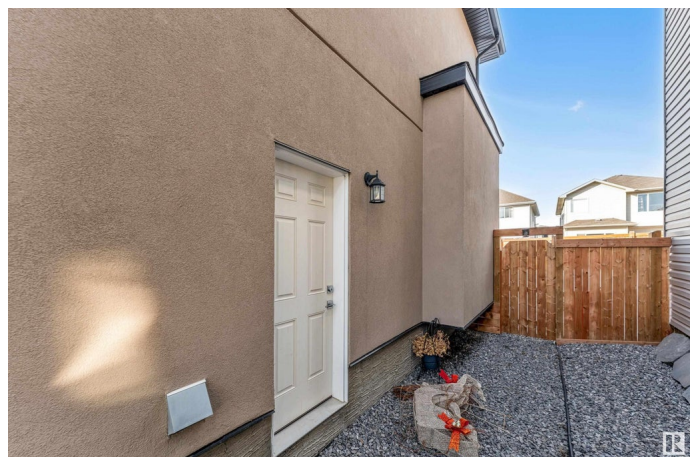
Laurel, Edmonton, AB

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 33

Zoning Zone 30

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Listing information last updated on April 9th, 2025 at 5:02pm MDT