

## \$429,000 - 3708 12 Avenue, Edmonton

MLS® #E4449840

**\$429,000**

3 Bedroom, 2.00 Bathroom, 916 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

TOTALLY RENOVATED Starter Home, with Brand New Appliances, High Gloss Kitchen Cabinets, Sinks, Quartz Countertops ,Shower Tub, Toilet .other upgrades include Vinyl Windows ,Shingles,HWT this cozy bilevel offers 900 square feet plus a fully finished basement in law Suite.With SEPARATE LAUNDRY for basement and Main Floor. Main Floor Features Huge bright Living room , Dine-in style kitchen tons of cabinets . Two bedrooms and full bathrooms,Laundry area and closet, Downstairs large family room and a kitchen area with a full four piece bath.One Bedroom With Ensuite ,Lots of storage area and Laundry area , Over Sized Double Garage at back alley ,located in a great Crawford Plains location steps only to SCHOOLI, park, playgrounds,Bus Route and all other amenities. Don't Miss Out on an Exceptional Home at a Convenient Location .

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449840  |
| Price          | \$429,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 916       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3708 12 Avenue  |
| Area        | Edmonton        |
| Subdivision | Crawford Plains |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3B2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

Days on Market 52

Zoning Zone 29

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Listing information last updated on September 14th, 2025 at 11:47pm MDT