

# \$527,900 - 2523 12 Avenue, Edmonton

MLS® #E4424963

**\$527,900**

3 Bedroom, 3.00 Bathroom, 1,504 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Introducing a newer 2-story residence in the Laurel neighborhood, crafted by Pacesetter. Spanning 1507 sqft, this home offers an open concept main floor plan, welcoming you with a modern ambiance, 9 feet ceiling, rough in for solar panel, appliances warranties till 2027, appliances connected with WIFI, basement ceiling height 8.5feet . The kitchen features sleek cabinets, quartz countertops, and a breakfast bar island, ideal for both cooking and gathering. Upstairs, the primary bedroom awaits, complete with a luxurious 4-piece ensuite and a spacious walk-in closet. Outside, the landscaped yard, complete with huge deck, offers the perfect space for outdoor relaxation and entertainment. Additionally SEPARATE ENTERANCE to basement includes an additional rough in for future suite.. This home has HOME OTTO system , can dim or bright lights including outer lights of the house as per your convenience. conveniently close to all amenities and enjoys easy access to the Anthony Henday . Make this dream home yours!

Built in 2021

## Essential Information

MLS® # E4424963

Price \$527,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,504
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2523 12 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2M6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 10th, 2025

Days on Market 4

Zoning Zone 30

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Listing information last updated on March 14th, 2025 at 6:47am MDT