

Courtesy Of Aimee Boxall Of Exp Realty

## \$499,900 - 3744 12 Street, Edmonton

MLS® #E4425368

**\$499,900**

3 Bedroom, 3.50 Bathroom, 1,433 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this beautifully maintained home in Tamarack, where thoughtful upgrades and an inviting atmosphere set it apart! Close to schools, parks, & shopping, this home has proven to be the perfect hub for a growing, busy family! The open-concept main floor features a timeless kitchen w. granite countertops, rich dark cabinetry, & generous island. The cozy living area is warmed by a gas fireplace surrounded by a stone feature wall & built-in shelving. Upstairs, the Spacious Primary Retreat offers a sizeable Walk-in Closet & Ensuite complete w. Large Soaker Tub & walk-in shower. 2 additional bedrooms & full bath complete upstairs. Extra living space offered in Fully Finished basement, including 3rd full bath & plenty of storage! Outside, added privacy is provided by mature trees. Sit on the back deck in the summer, or escape the heat to your air conditioning! **BONUS:** This home has built-in Gemstone Holiday lightingâ€™ with just a tap on your phone, illuminate your home to match the season -No ladders needed!

Built in 2007

### Essential Information

MLS® #	E4425368
Price	\$499,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,433
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3744 12 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0E6

### **Amenities**

Amenities	Air Conditioner, Hot Water Tankless, Insulation-Upgraded, Sprinkler Sys-Underground, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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