

## \$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 8:17am MDT