

\$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 5

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 April 20th, 2025 at 6:32am MDT