

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,<br>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          |

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Listing information last updated on March 14th, 2025 at 9:47am MDT