

## \$429,000 - 3708 12 Avenue, Edmonton

MLS® #E4449840

**\$429,000**

3 Bedroom, 2.00 Bathroom, 916 sqft

Single Family on 0.00 Acres

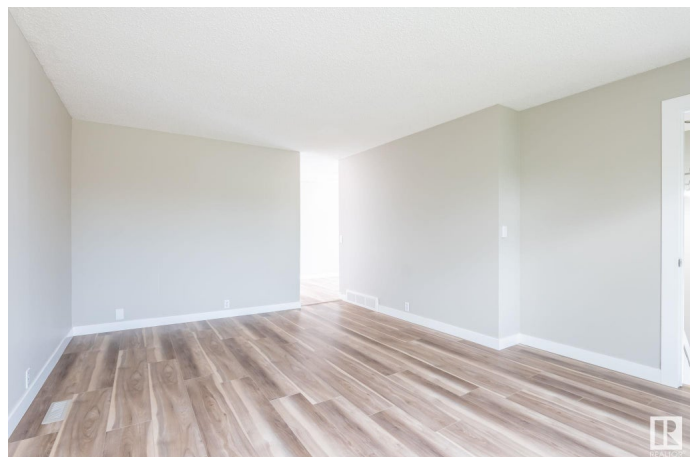
Crawford Plains, Edmonton, AB

TOTALLY RENOVATED Starter Home, with Brand New Appliances, High Gloss Kitchen Cabinets, Sinks, Quartz Countertops ,Shower Tub, Toilet .other upgrades include Vinyl Windows ,Shingles,HWT this cozy bilevel offers 900 square feet plus a fully finished basement in law Suite.With SEPARATE LAUNDRY for basement and Main Floor. Main Floor Features Huge bright Living room , Dine-in style kitchen tons of cabinets . Two bedrooms and full bathrooms,Laundry area and closet, Downstairs large family room and a kitchen area with a full four piece bath.One Bedroom With Ensuite ,Lots of storage area and Laundry area , Over Sized Double Garage at back alley ,located in a great Crawford Plains location steps only to SCHOOLI, park, playgrounds,Bus Route and all other amenities. Don't Miss Out on an Exceptional Home at a Convenient Location .

Built in 1980

### Essential Information

MLS® #	E4449840
Price	\$429,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	916



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3708 12 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3B2

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 25th, 2025
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Days on Market 6

Zoning Zone 29

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Listing information last updated on July 30th, 2025 at 10:47pm MDT