

## \$469,900 - 3733 12 Street, Edmonton

MLS® #E4452832

**\$469,900**

5 Bedroom, 3.50 Bathroom, 1,568 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to Your Dream Home in Tamarack! This spacious and beautifully maintained 5-bedroom, 3.5-bath home offers the perfect blend of comfort, functionality, and style – complete with an oversized double detached garage and air conditioning! Step inside and immediately feel the warmth of natural light. The main floor features a 2-piece bath, versatile flex room, kitchen, dining area, and the bright and inviting living room. Upstairs, you'll find a generous primary bedroom with ensuite and walk-in closet, along with two additional well-sized bedrooms and a full bath – perfect for a growing family. The fully finished basement adds incredible functionality with two more bedrooms, a spacious second living area, full bathroom, and laundry area. Step outside to enjoy the sunny, low-maintenance backyard featuring a large deck, perfect for BBQs or relaxing evenings. The oversized double detached garage includes extra space for storage or a workshop. Don't miss out on this incredible opportunity!

Built in 2007

### Essential Information

MLS® # E4452832

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,568                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3733 12 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0E6        |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home |
| Parking   | Double Garage Detached, Over Sized                                                      |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                          |
| Stories           | 3                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved |

|              |                                                   |
|--------------|---------------------------------------------------|
|              | Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                  |
| Construction | Wood, Vinyl                                       |
| Foundation   | Concrete Perimeter                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 83                |
| Zoning         | Zone 30           |

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Listing information last updated on November 4th, 2025 at 11:02pm MST