

\$400,000 - 4516 12a Avenue, Edmonton

MLS® #E4430058

\$400,000

3 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

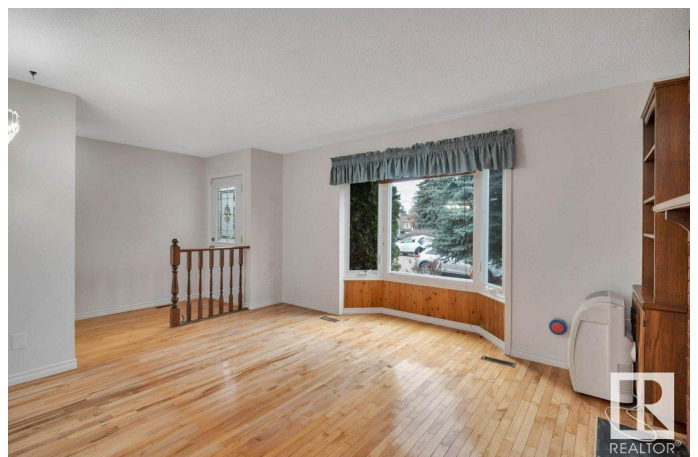
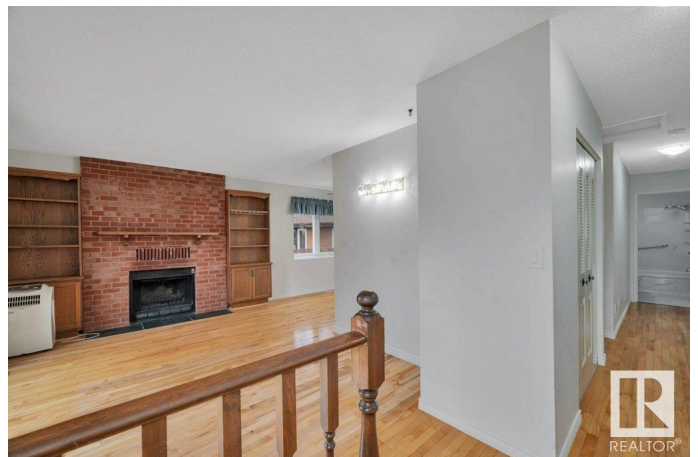
Crawford Plains, Edmonton, AB

Welcome to this delightful bungalow in the heart of Crawford Plains! Featuring 3 bedrooms on the main floor with brand new laminate flooring, this home offers comfort and style. The main level is freshly painted and includes a bright kitchen with new vinyl plank flooring and a cozy wood-burning fireplace in the living room. With 2.5 bathrooms and a side entrance, there's plenty of space for everyone. The fully finished basement boasts a large rec room and two additional flex rooms—ideal for a home office or a gym. Enjoy outdoor living on the deck overlooking a nicely sized backyard, perfect for summer gatherings. Nestled in a quiet cul-de-sac, this home offers quick access to Mill Woods Town Centre and Anthony Henday Drive as well as schools and parks. Whether you're a first-time buyer, growing family, or investor, this home has everything you need. Don't miss this fantastic opportunity to own in a well-established neighborhood!

Built in 1982

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4430058 |
| Price | \$400,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,062 |
| Acres | 0.00 |
| Year Built | 1982 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4516 12a Avenue |
| Area | Edmonton |
| Subdivision | Crawford Plains |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3L6 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 29 |

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 19th, 2025 at 8:32am MDT