

\$394,500 - 3552 12a Avenue, Edmonton

MLS® #E4439338

\$394,500

3 Bedroom, 2.00 Bathroom, 881 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Investor-ready & ideal for first-time buyers! This upgraded bi-level in Crawford Plains sits on a spacious 530+ SQM lot with future multi-unit potential (subject to city approval). Carpet-free and move-in ready, it features a bright living room and a modernized kitchen with LVP flooring, refinished cabinets, updated countertops, and appliances replaced within the last few years. The main floor offers two spacious bedrooms and a stylish 4-piece bath. The finished basement adds a large rec/media room, third bedroom, and 3-piece bath—perfect for guests, in-laws, or future suite potential. Enjoy a sunny backyard with a large deck, RV parking, and a double garage that's insulated and painted. Located in a family-friendly area close to schools, parks, shopping, and quick access to Anthony Henday. Gurdwara Millwoods is also just minutes away—a perfect location for community-focused living. Great value in a mature neighborhood!

Built in 1981

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4439338 |
| Price | \$394,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 881 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3552 12a Avenue |
| Area | Edmonton |
| Subdivision | Crawford Plains |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3L5 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, See Remarks |
| Parking | Double Garage Detached, Insulated, Over Sized, RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

Date Listed May 29th, 2025

Days on Market 18

Zoning Zone 29

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