

## **\$385,000 - 4512 12 Avenue, Edmonton**

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MLS® #E4443998

**\$385,000**

3 Bedroom, 1.00 Bathroom, 703 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Fantastic, really well cared for starter home or possible revenue property in popular Crawford plains. Close to Schools, Parks, Shopping, Restaurants, Health & Fitness Centre's & so much more. This 3 bed home with oversized, approx. 28' X 26' double garage (can fit 3 cars). The home has a big, bright living room with bay window. Massive open kitchen with plenty of cupboard space & countertops has lots of room for dining table & chairs and is great for entertaining with back door leading to a big deck & well cared for, private back yard. Two good sized bedrooms & full bathroom completes upstairs. Finished basement has it's own back door access and can be developed further if desired. With massive family room with bar area and good sized bedroom and utility/laundry room. Furnace, Hot Water Tank and Shingles have all been replaced in the past 8-10 years, so all big ticket stuff has been done, giving the new home owner confidence and some peace of mind. Come along, take a look. I think you'll like it!

Built in 1980

### **Essential Information**

MLS® #	E4443998
Price	\$385,000
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	703
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4512 12 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3L7

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Over Sized, See Remarks

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        7  
Zoning                    Zone 29

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