

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

MLS® #E4430058

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

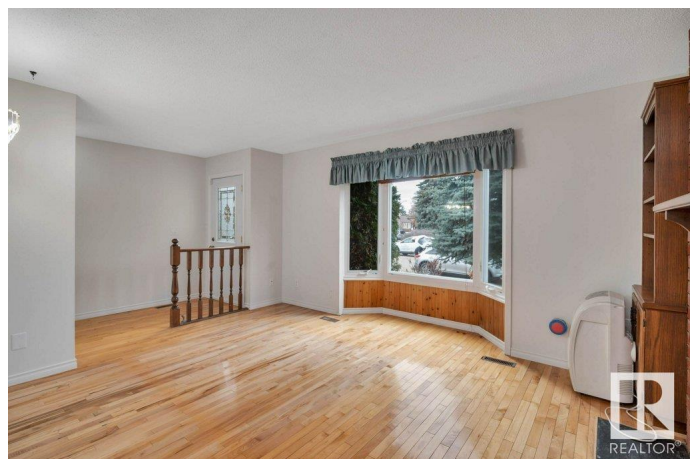
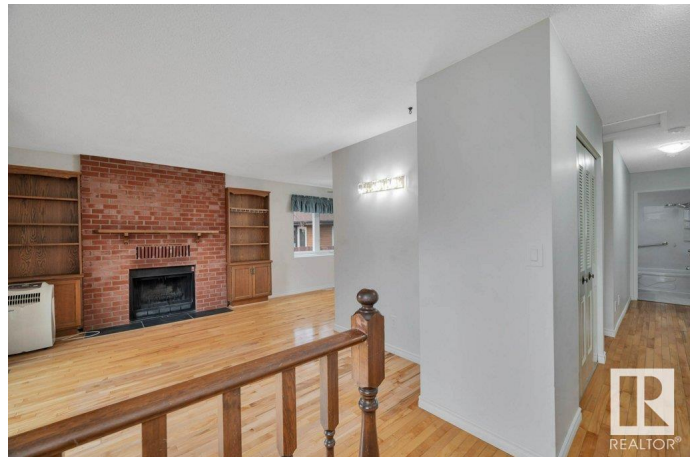
Crawford Plains, Edmonton, AB

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 4:17pm MDT