

Courtesy Of Rob D Jastrzebski Of Exp Realty

## \$274,700 - 14 3751 12 Street, Edmonton

MLS® #E4423833

**\$274,700**

2 Bedroom, 2.50 Bathroom, 1,292 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Live the Good Life in family friendly Tamarack! Looking for an affordable, low maintenance lifestyle? You can have it all here! This home offers several unique features: Park 2 Cars in the Double Attached Tandem Garage! A U-shaped Kitchen, positioned thoughtfully in the center of this open floor plan main level, perfect for entertaining! Soak up in the sun as you BBQ on the west facing patio! On the upper level you'll find not one but 2 King-sized primary bedrooms! Each with their own full ensuite baths & a convenient 2nd level laundry area. The 12th Street Station Townhomes are conveniently located, close to all amenities: Shopping, Entertainment, Restaurants, Walking Trails leading to beautiful Parks with Natural Wetlands, and the ETS Transit Hub. Best of all; easy access to the Whitemud & Anthony Heyday as this complex is on the West Side of the CP Rail Tracks! Meaning you'll never be stuck waiting for the train when you're on your way to work or home! Visit REALTOR® website for additional information.

Built in 2009

### Essential Information

MLS® #	E4423833
Price	\$274,700



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	14 3751 12 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N3

### **Amenities**

Amenities	Parking-Visitor
Parking	Double Garage Attached, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 4th, 2025

Days on Market      10

Zoning                Zone 30

Condo Fee            \$337

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Listing information last updated on March 14th, 2025 at 12:17am MDT