

## \$599,900 - 3722 12 Street, Edmonton

MLS® #E4426416

### \$599,900

3 Bedroom, 2.50 Bathroom, 2,109 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Stunning 2-storey home in TAMARACK with MAIN FLOOR FAMILY & LIVING ROOMS! With eat-in kitchen nook & FORMAL DINING ROOM! This 3+DEN BEDROOM, 2.5 BATH beauty features a DOUBLE ATTACHED GARAGE and soaring 18-FT CEILINGS in the formal living room, highlighted by MASSIVE BAY WINDOWS and an adjacent dining area. The CHEF™ KITCHEN boasts ample cabinetry, an island, a CORNER PANTRY, and a cozy nook. The spacious family room is framed with ELEGANT PILLARS AND ARCHES, featuring a CORNER GAS FIREPLACE. A MAIN-FLOOR DEN/BEDROOM, LAUNDRY, AND 2-PIECE BATH add convenience. Upstairs, the PRIMARY SUITE offers a 4-PIECE SPA-LIKE ENSUITE and a WALK-IN CLOSET. A LOFT, PRAYER ROOM AND FLEX SPACE provide endless possibilities. UNFINISHED BASEMENT ready for your vision! Prime location close to schools, parks, shopping & transit. DON'T MISS THIS ONE!

Built in 2007

### Essential Information

MLS® #	E4426416
Price	\$599,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,109
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3722 12 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G3

### **Amenities**

Amenities	Closet Organizers, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 19th, 2025  
Days on Market 19  
Zoning Zone 30

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