

\$359,800 - 4007 12 Avenue, Edmonton

MLS® #E4426341

\$359,800

3 Bedroom, 1.50 Bathroom, 1,083 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Crawford Plains!!! This Fully renovated 2-story Half Duplex (NO CONDO FEE) in the prime Crawford Plains area offers a family-friendly atmosphere with unmatched convenience. Just steps from a school, playground, Park and transit, this home is perfect for easy living. It features 3 spacious bedrooms, 1 full bathroom, and 1 half bathroom, along with a large picture window that provides a view of the park. The brand-new kitchen with granite countertops, a stylish backsplash, New flooring, paint, vanities and new appliances. The home also offers easy outdoor access to the basement, a good size lot with back alley access, and 3 parking spots with a walkway leading directly to the house. Chain link fencing ensures privacy and security, and the fully landscaped yard includes a south-facing patio, ideal for relaxation. Close to shopping, bus routes, and schools, with easy access to Anthony Henday Drive. This family-friendly home is a must-see—don't miss your chance!

Built in 1980

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4426341 |
| Price | \$359,800 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |



| | |
|----------------|---------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,083 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4007 12 Avenue |
| Area | Edmonton |
| Subdivision | Crawford Plains |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 2K2 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | Parking-Extra, Patio |
| Parking | Rear Drive Access, See Remarks |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

School Information

| | |
|------------|-----------------|
| Elementary | crawford plains |
| Middle | T.D. Baker |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 43 |
| Zoning | Zone 29 |

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