

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

MLS® #E4430058

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

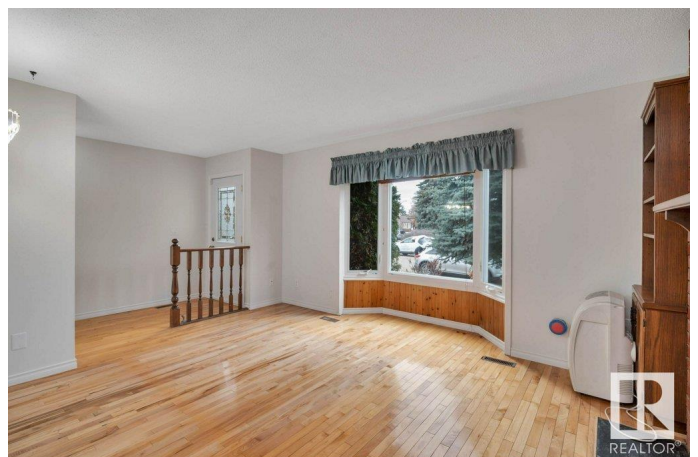
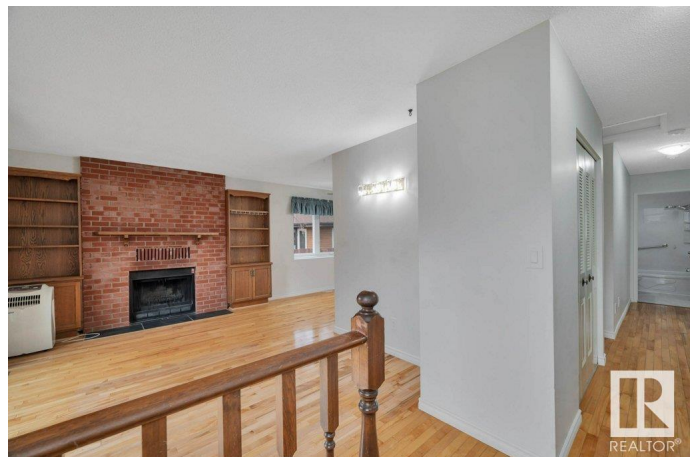
Crawford Plains, Edmonton, AB

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          |

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Listing information last updated on April 19th, 2025 at 5:17am MDT