

## \$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      22  
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 10th, 2025 at 7:02am MDT