

Courtesy Of David Tomczyk Of RE/MAX Excellence

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

MLS® #E4430058

\$400,000

3 Bedroom, 2.50 Bathroom, 1,062 sqft
Single Family on 0.00 Acres

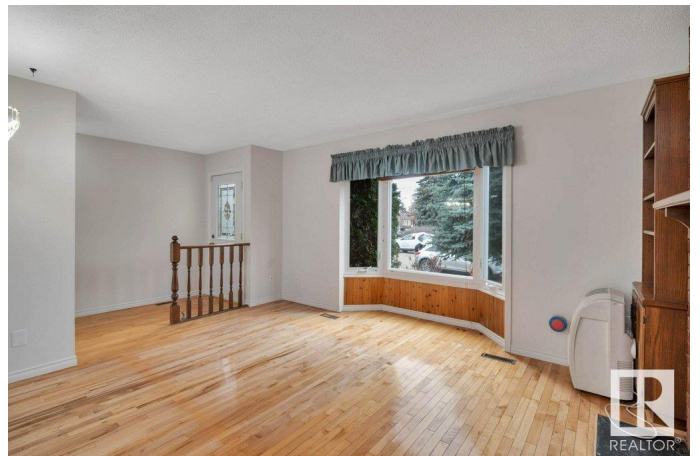
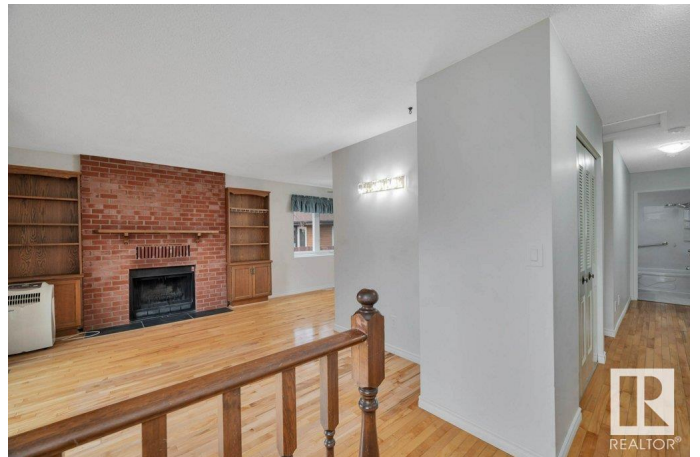
Crawford Plains, Edmonton, AB

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 6:17am MDT