

## \$297,900 - 22 3751 12 Street, Edmonton

MLS® #E4447393

**\$297,900**

3 Bedroom, 2.50 Bathroom, 1,225 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Amazing location, close to the Henday and Whitemud plus all amenities while still tucked away in a quaint neighborhood. This 1225sqft 3 Bedroom Townhouse has been recently painted. Newer laminate floors (2023) and carpet upstairs (2022). The main floor of the home has a large open kitchen concept (newer stainless steel appliances (2022) with dining and living room attached. Large windows are throughout bringing in natural light from all angles. Off the back door is a private patio and greenspace facing a tree line to enjoy or sit out front on your raised patio above the tandem garage. Head on upstairs to 2 spacious bedrooms and a 4 piece bath plus the primary suite with a 3 piece ensuite. Laundry is also on this floor. Complex has ample visitor parking and some right out your front door. Close to shopping, schools and the Meadows Transit Center. The Condo complex is receiving a NEW ROOF as we speak...A must see for sure!!

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447393  |
| Price     | \$297,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,225             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 3751 12 Street |
| Area        | Edmonton          |
| Subdivision | Tamarack          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0N3           |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached, Front Drive Access, Insulated, Tandem          |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                     |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco, Vinyl                                                     |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Metal, Stucco, Vinyl                                                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025  
Days on Market                23  
Zoning                              Zone 30  
Condo Fee                        \$338

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