

## \$299,999 - 34 3751 12 Street, Edmonton

MLS® #E4432122

**\$299,999**

3 Bedroom, 2.50 Bathroom, 1,292 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Located in the desirable Tamarack neighbourhood of Edmonton, this fully painted corner unit townhouse offers over 1,250 square feet of stylish, functional living space with 3 spacious bedrooms and 3 beautifully facelifted bathrooms. The main floor boasts a bright open-concept layout that seamlessly connects the dining room, living room, and modern kitchen—perfect for entertaining or relaxing with family. Step out from the cozy living area onto a private balcony, ideal for enjoying your morning coffee. Each of the three bedrooms features large closets, providing ample storage space, while the oversized double car tandem garage ensures plenty of room for vehicles and additional storage. At the back, a generous deck overlooks serene green space, offering a peaceful retreat just steps from your door. Conveniently located near shopping centres, schools, and public transit, with direct access to both Anthony Henday Drive and Whitemud Drive! This home provides the perfect blend of comfort and convenience!

Built in 2009

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432122  |
| Price  | \$299,999 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,292             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 34 3751 12 Street |
| Area        | Edmonton          |
| Subdivision | Tamarack          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0N3           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Vinyl Windows                       |
| Parking   | Double Garage Attached, Insulated, Tandem |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 30          |
| Condo Fee      | \$338            |

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