

## \$394,500 - 3552 12a Avenue, Edmonton

MLS® #E4439338

**\$394,500**

3 Bedroom, 2.00 Bathroom, 881 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Investor-ready & ideal for first-time buyers! This upgraded bi-level in Crawford Plains sits on a spacious 530+ SQM lot with future multi-unit potential (subject to city approval). Carpet-free and move-in ready, it features a bright living room and a modernized kitchen with LVP flooring, refinished cabinets, updated countertops, and appliances replaced within the last few years. The main floor offers two spacious bedrooms and a stylish 4-piece bath. The finished basement adds a large rec/media room, third bedroom, and 3-piece bath—perfect for guests, in-laws, or future suite potential. Enjoy a sunny backyard with a large deck, RV parking, and a double garage that's insulated and painted. Located in a family-friendly area close to schools, parks, shopping, and quick access to Anthony Henday. Gurdwara Millwoods is also just minutes away—a perfect location for community-focused living. Great value in a mature neighborhood!

Built in 1981

### Essential Information

MLS® #	E4439338
Price	\$394,500
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	881
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3552 12a Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3L5

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached, Insulated, Over Sized, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 29th, 2025

Days on Market 8

Zoning Zone 29

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