

## \$289,999 - 34 3751 12 Street, Edmonton

MLS® #E4440986

**\$289,999**

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® # E4440986

Price \$289,999



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	June 6th, 2025
Days on Market	11
Zoning	Zone 30
Condo Fee	\$338

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