

\$359,800 - 4007 12 Avenue, Edmonton

MLS® #E4426341

\$359,800

3 Bedroom, 1.50 Bathroom, 1,083 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Crawford Plains!!! This Fully renovated 2-story Half Duplex (NO CONDO FEE) in the prime Crawford Plains area offers a family-friendly atmosphere with unmatched convenience. Just steps from a school, playground, Park and transit, this home is perfect for easy living. It features 3 spacious bedrooms, 1 full bathroom, and 1 half bathroom, along with a large picture window that provides a view of the park. The brand-new kitchen with granite countertops, a stylish backsplash, New flooring, paint, vanities and new appliances. The home also offers easy outdoor access to the basement, a good size lot with back alley access, and 3 parking spots with a walkway leading directly to the house. Chain link fencing ensures privacy and security, and the fully landscaped yard includes a south-facing patio, ideal for relaxation. Close to shopping, bus routes, and schools, with easy access to Anthony Henday Drive. This family-friendly home is a must-see—don't miss your chance!

Built in 1980

Essential Information

MLS® #	E4426341
Price	\$359,800
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,083
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4007 12 Avenue
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2K2

Amenities

Amenities	Parking-Extra, Patio
Parking	Rear Drive Access, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	crawford plains
Middle	T.D. Baker

Additional Information

Date Listed	March 19th, 2025
Days on Market	42
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:47pm MDT