

## \$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                8  
Zoning                              Zone 30  
Condo Fee                        \$338

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