

\$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	Bi-Level
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 18

Zoning Zone 29

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