

## \$279,000 - 36 3751 12 Street, Edmonton

MLS® #E4460718

**\$279,000**

2 Bedroom, 2.50 Bathroom, 1,210 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Spacious modern Tamarack townhouse backing onto a peaceful green space. Bright open-concept main floor with a large kitchen, maple cabinets, tile backsplash, and a generous island with eat-up bar, perfect for hosting friends or casual weeknight dinners. The bright living room features patio doors that open onto a sunny balcony. A 2-piece bath and mud room complete this level. Upstairs, youâ€™ll find two oversized bedrooms both with their own ensuites, large closets and laundry room. Located in a quiet, well-managed complex, youâ€™re just minutes from schools, shopping, parks, and the Meadows Community Rec Centre. Whether youâ€™re a first-time buyer or downsizing, this is low-maintenance living in style.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460718  |
| Price          | \$279,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,210     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2009              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 36 3751 12 Street |
| Area        | Edmonton          |
| Subdivision | Tamarack          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0N3           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Attached, Tandem |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stucco, Vinyl |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stucco, Vinyl |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$337   |

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 October 15th, 2025 at 9:02am MDT