

## \$547,000 - 2823 12 Street, Edmonton

MLS® #E4464239

**\$547,000**

4 Bedroom, 3.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

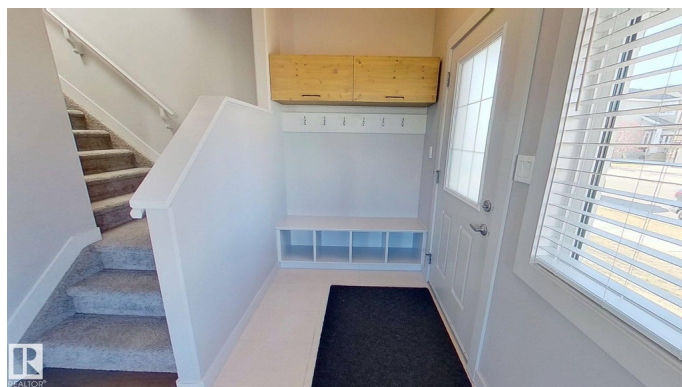
Tamarack, Edmonton, AB

Beautiful 1425 sq. ft. two-storey home with a walk-out basement and fully legal suite. The main and upper floors feature 3 bedrooms and 2.5 baths, while the basement offers a 1 bedroom, 1 bath suite with a private entrance. Enjoy 9-ft ceilings on both the main floor and basement, a spacious open-concept layout, hardwood flooring on the main level, granite countertops, and custom modern Huntwood cabinetry. The large back deck provides great outdoor space. Includes a double detached garage plus an additional two-car parking pad. Excellent opportunity for income generation or multi-generational living. Situated on a corner lot in the family-friendly Tamarack Common community—just steps from parks, playgrounds, and Mill Creek Ravine, and close to the Meadows Recreation Centre.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464239  |
| Price          | \$547,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,425     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2823 12 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V8        |

### Amenities

|           |                                                                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Walkout Basement |
| Parking   | 2 Outdoor Stalls, Double Garage Detached                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

Date Listed           October 31st, 2025  
Days on Market     1  
Zoning                Zone 30

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 November 1st, 2025 at 5:47am MDT