

\$547,000 - 2823 12 Street, Edmonton

MLS® #E4464239

\$547,000

4 Bedroom, 3.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

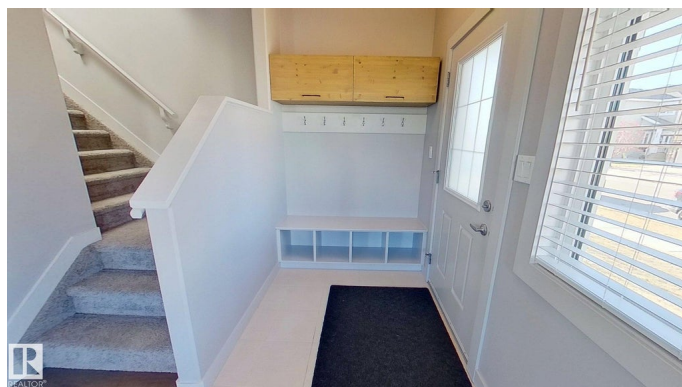
Tamarack, Edmonton, AB

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 5
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 4th, 2025 at 10:17pm MST