# \$527,900 - 2523 12 Avenue, Edmonton

MLS® #E4424963

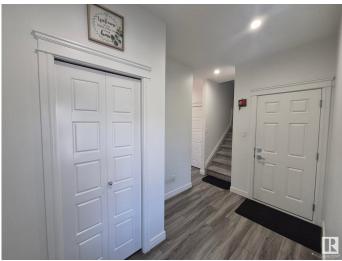
#### \$527,900

3 Bedroom, 3.00 Bathroom, 1,504 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Introducing a newer 2-story residence in the Laurel neighborhood, crafted by Pacesetter. Spanning 1507 sqft, this home offers an open concept main floor plan, welcoming you with a modern ambiance, 9 feet ceiling, rough in for solar panel, appliances warranties till 2027, appliances connected with WIFI, basement ceiling height 8.5feet . The kitchen features sleek cabinets, quartz countertops, and a breakfast bar island, ideal for both cooking and gathering. Upstairs, the primary bedroom awaits, complete with a luxurious 4-piece ensuite and a spacious walk-in closet. Outside, the landscaped yard, complete with huge deck, offers the perfect space for outdoor relaxation and entertainment. Additionally SEPARATE ENTERANCE to basement includes an additional rough in for future suite.. This home has HOME OTTO system, can dim or bright lights including outer lights of the house as per your convenience. conveniently close to all amenities and enjoys easy access to the Anthony Henday . Make this dream home yours!







Built in 2021

#### **Essential Information**

| MLS® # | E4424963  |
|--------|-----------|
| Price  | \$527,900 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,504                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 2523 12 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2M6        |

## Amenities

| Amenities | Ceiling 9 ft., Deck, Vinyl Windows |
|-----------|------------------------------------|
| Parking   | Double Garage Attached             |

### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

| Exterior          | Wood, Stone, Vinyl   |  |
|-------------------|--|--|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |  |
| Roof              | Asphalt Shingles   |  |
| Construction      | Wood, Stone, Vinyl   |  |

#### **Additional Information**

Date ListedMarch 10th, 2025Days on Market4ZoningZone 30

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Listing information last updated on March 14th, 2025 at 8:47am MDT