

# \$495,000 - 2627 12 Street, Edmonton

MLS® #E4455865

## \$495,000

5 Bedroom, 3.00 Bathroom, 1,083 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this beautiful house located across from the park in Tamarack offering 1964 sq. ft. of living space. The main floor features a spacious living area, master bedroom with ensuite, two additional bedrooms, a second full bathroom, and an upgraded kitchen complete with granite countertops and stainless steel appliances. The WALKOUT basement is fully finished with a SEPARATE ENTRANCE, SECOND KITCHEN, large living room, two bedrooms, and a bathrooms. Located within walking distance to the high school, recreation centre, and FreshCo.

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455865               |
| Price          | \$495,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,083                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2627 12 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V9        |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Hot Water Natural Gas, Walkout Basement |
| Parking   | Double Garage Detached                  |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Stories           | 2                                                                                                |
| Has Suite         | Yes                                                                                              |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                   |
| Exterior Features | Back Lane, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 30             |

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Listing information last updated on September 16th, 2025 at 2:17am MDT