

# \$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, you'll find two oversized bedrooms both with their own ensuites, large closets and laundry room. Located in a quiet, well-managed complex, you're just minutes from schools, shopping, parks, and the Meadows Community Rec Centre. Whether you'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	13

Zoning	Zone 30
Condo Fee	\$337

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