



## 3607 12 Street Edmonton AB

\$440,000

Perfect Starter home in Tamarack! Located steps away from K-9 School, large field with playground and access to Mill Creek Ravine! You are going to love this 3 bedroom, 2.5 bath, fully detached home with a DOUBLE GARAGE. Upon entering the home you will see the open concept living space filled with natural light, large kitchen and dining room. 2 pc bathroom just down a few steps down off the main floor. Upstairs you will find 3 bedrooms, 2 full baths including an En-Suite off the master bedroom. Heading downstairs, there is a possibility to add a separate entrance for future suite potential. The owners upgraded the basement layout to have the telepost's moved for an open concept floorplan. The yard is fully landscaped, fenced and has a huge deck great for entertaining. Don't miss out on this beauty!

Listing Presented By:



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