



## 3608 12 ST Edmonton AB

\$449,900

AWESOME former SHOW HOME built by AVI! This 3 bed, 2.5 bath 2 storey is ideally situated on a quiet family friendly street in the Tamarack community, steps to Blair Mcpherson K-9 school. Enjoy your morning coffee on the east facing FRONT VERANDA. The main level features a welcoming living room with abundant natural light due to the new TRIPLE PANE WINDOWS in the home as well as Hardwood floors. Additionally the kitchen showcases an island with bar seating, SS appliances, large pantry, dining area and a half bathroom. Upstairs, you will find three well-appointed bedrooms, a 4-piece bath, plus a walk-in closet, and a luxurious 4-piece ensuite in the Primary bedroom. The home also has CENTRAL AIR CONDITIONING, surround sound, built in vac and new security system. Outside, the fully fenced yard with a newer oversized MULTI LEVEL MAINTENANCE FREE DECK, double detached garage and back lane access provides a private sanctuary.

Listing Presented By:



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