

\$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	4
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 7th, 2025 at 8:47pm MDT