

\$489,000 - 1104 30 Avenue, Edmonton

MLS® #E4428914

\$489,000

3 Bedroom, 2.50 Bathroom, 1,544 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Prime Location in a Highly Sought-After Neighborhood! This absolutely gorgeous 1,544 sq. ft. walkout half-duplex with a double attached garage sits on a huge pie-shaped, fully fenced corner lot, backing onto lush green space with no rear neighbors. The open-concept main floor features a modern kitchen with stainless steel appliances, granite countertops, and a walk-in pantry, plus a cozy gas fireplace. Step onto the deck overlooking serene greenery and enjoy your morning coffee. Upstairs, a versatile bonus area complements the spacious master suite with a 4-piece ensuite, while a second 4-piece bath serves two additional bedrooms. A convenient upstairs laundry adds to the home's functionality. A main-floor half-bath provides extra convenience. Located near playgrounds, public transit, Meadows Rec Centre, shopping, and a new high school, with easy access to Anthony Henday & Whitemud Drive. The unfinished walkout basement offers endless potential. Don't miss this opportunity!



Built in 2016

Essential Information

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Price \$489,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,544
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1104 30 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0X7

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Walkout Basement
Parking	Double Garage Attached, Front Drive Access, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
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Exterior Features	Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 3rd, 2025
Days on Market	25
Zoning	Zone 30

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