

# \$479,900 - 335 30th Street, Edmonton

MLS® #E4437892

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,353 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Introducing the Metro Shift 18 by award winning Cantiro Homes, a rear laned single family home offering even more space and versatility. It is designed to fit on a wide range of lots and easily incorporate a side entrance for future basement income suite. The expansive open-concept main floor includes a spacious kitchen, dining, and living area – perfect for family living and entertaining. The basement offers groundworks/rough ins for a future legal suite, plus with the Equity Personalization Package, you can add a 2 beds basement suite, ideal for rental income or extended family, or opt to add the suite yourself at a later date. The Metro Shift 18 provides the perfect balance of space, convenience, and adaptability. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437892  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,353     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 335 30th Street |
| Area        | Edmonton        |
| Subdivision | Alces           |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 3E1         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Rear Drive Access                                |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Park/Reserve, Picnic Area, Race Track, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 76             |
| Zoning         | Zone 53        |

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Listing information last updated on August 6th, 2025 at 4:17am MDT