

## \$415,000 - 1309 30 Avenue, Edmonton

MLS® #E4439437

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Spacious home features 3 bedrooms & 2 bathrooms. Bright kitchen offers stainless steel appliances, abundant countertops, a pantry, & opens to the dining room with a main-floor bathroom is just off of the kitchen & rear deck leads you to double parking pad. The welcoming front foyer flows into a large living room, ideal for relaxing or entertaining. Upstairs, the primary bedroom boasts a walk-in closet, and an ensuite, accompanied by two additional bedrooms and a full bathroom. Laundry is conveniently located in the large, unfinished basement that is ready to be finished by the new owner for a mancave or entertainment. The fully fenced and landscaped yard features a huge front veranda perfect for peaceful evening or morning tea. Located in a prestige community of Tamarack, close to all amenities, high School, Park and a recreation center.

Built in 2014

### Essential Information

MLS® #	E4439437
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,346
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1309 30 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V7

### Amenities

Amenities	Carbon Monoxide Detectors, See Remarks
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
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Days on Market 67

Zoning Zone 30

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