

\$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

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|------------|-----------|
| 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 |
|-------------|----------------|

Days on Market 65

Zoning Zone 30

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Listing information last updated on August 3rd, 2025 at 11:02am MDT