

## **\$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**

MLS® #	E4428914
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      1

Zoning                 Zone 30

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Listing information last updated on April 4th, 2025 at 6:32pm MDT