

## \$499,900 - 1130 30 Street, Edmonton

MLS® #E4425909

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,655 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*SIDE ENTRANCE TO BASEMENT\*\*HUGE BONUS ROOM\*\* SOUTH EDMONTON\*\*LAUREL COMMUNITY\*\***  
Discover this move-in READY Half Duplex featuring a DOUBLE Attached garage, perfectly situated in the heart of LAUREL. The main floor boasts a convenient 2-piece Bathroom, TWO spacious closets, a generous walk-in PANTRY, a large Kitchen, a cozy living room, and a charming nook. Enjoy abundant natural light from two LARGE Windows and a SLIDING glass Door that opens to the deck and a beautifully LANDSCAPED backyard. Upstairs, the Master suite includes a Walk-in closet and a luxurious 4-piece ENSUITE. Completing the second floor are two ADDITIONAL Bedrooms, another 4-piece Bathroom, and a handy Laundry room. This home is ideally located near the Meadows Recreation Centre, a newly constructed school nearby, and grocery stores.

Built in 2017

### Essential Information

MLS® #	E4425909
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,655
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1130 30 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2H1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 28

Zoning Zone 30

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