

## \$589,000 - 1444 30 Street, Edmonton

MLS® #E4425612

**\$589,000**

4 Bedroom, 3.50 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful east facing 4 Bed 4 Bath home offering a perfect blend of comfort and convenience. This spacious property features a bright open concept living area with natural light flowing throughout along with a huge bonus room and large windows. The kitchen is equipped with modern appliances and ample counter space, ideal for meal prep and entertaining. The master suite includes en-suite bathroom for added privacy, while the additional bedrooms are perfect for family, guests, or a home office. The home boasts Air-conditioning, walk-in closets, 9-feet ceilings and a double attached oversize garage. Step outside to well maintained backyard with the no house backing directly for additional privacy. Located in desirable neighborhood of Laurel with easy access to Anthony Henday, local amenities, schools, transit and parks. Don't miss the opportunity to make this home yours. Potential of side entrance

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425612  |
| Price      | \$589,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,818                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1444 30 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z5        |

### **Amenities**

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### **Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Glass Door, Wall Mount                                                                                                    |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                        |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Asphalt, Vinyl                                        |
| Foundation        | Concrete Perimeter                                          |

**Additional Information**

Date Listed            March 13th, 2025  
Days on Market      52  
Zoning                Zone 30

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