

## \$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-foot 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	44
Zoning	Zone 30

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