

## \$549,900 - 1403 30 Avenue, Edmonton

MLS® #E4440582

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this stunning, move-in ready home located in the highly desirable TAMARACK community! Sitting proudly on a CORNER LOT, this home is flooded with natural light all day thanks to the extra windows throughout. Featuring 3 spacious bedrooms & 2.5 bathrooms, this well-maintained gem includes a kitchen with extended cabinetry, a convenient main floor laundry, & a half bath. Upstairs, enjoy a bright bonus room, full bathroom, & a generous primary suite with ensuite. The unfinished basement offers great potential for your personal touch. Step outside to a large back deck, perfect for relaxing with your evening coffee. Just steps from the MEADOWS REC CENTRE, Public LIBRARY, High School, playgrounds, walking trails, & on-demand public transit. This home blends comfort, location, & lifestyle with all other amenities closed by!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440582  |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,846                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1403 30 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V7        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Flat Site, Landscaped, Schools, Shopping Nearby |
| Lot Description   | 439   |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                61

Zoning                            Zone 30

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Listing information last updated on August 5th, 2025 at 5:48pm MDT