\$414,900 - 1311 30 Avenue, Edmonton

MLS® #E4442338

\$414.900

3 Bedroom, 2.50 Bathroom, 1,319 sqft Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this stunning 3-bedroom half duplex located in the desirable community of Tamarack. Thoughtfully upgraded throughout, this home features premium ceramic tile, granite countertops, and stainless steel appliances. The main floor boasts a bright and spacious living room with large windows that flood the space with natural light. The modern kitchen offers ample cabinetry for storage and a sleek design. Upstairs, you'll find a generous primary suite complete with a large closet and full ensuite bathroom. Two additional well-sized bedrooms and another full bathroom provide plenty of space for family or guests. Step outside to a beautifully landscaped backyard with an oversized deck perfect for relaxing or entertaining. Conveniently situated within walking distance to the Meadows Rec Centre, public transit, and major grocery stores like Sobeys and Chalo FreshCo.

Built in 2014

Essential Information

MLS® # E4442338 Price \$414,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,319
Acres 0.00
Year Built 2014

Type Single Family
Sub-Type Half Duplex
Style 2 Storey

Status Active

Community Information

Address 1311 30 Avenue

Area Edmonton
Subdivision Tamarack
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0V7

Amenities

Amenities Deck Parking Spaces 2

Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 Fenced, Landscaped, Playground Nearby, Public Transportation,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025

Days on Market 72

Zoning Zone 30

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