

## \$495,000 - 2108 30 Street, Edmonton

MLS® #E4431664

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Live life in Laurel! Welcome home to 2108 30 Street, where this perfectly packaged home, meets you, the buyer! Tucked away on a quiet street in this popular South Edmonton community, perfection meets the eye. Move in today and feel comfortable with this pristine and well maintained home, freshly painted. The 1375 sq. ft. gives way to 4 bedrooms (3 up + 1 down) and 3.5 baths! Space aplenty for a growing family. Not to mentioned fully finished basement, w/ gas fireplace for the cozy touch on cooler days. Stay comfortable in the summer w/ central AC. Details matter; built as a Conventry Show home, built in speakers, tankless water heater, hardwood flooring, primary bed ensuite and gas bbq hookup all add to the excellence. Enjoy your community with walking trails, ponds, schools, parks, and amenities mere minutes away on foot. Good things last only so long, LIVE LIFE IN LAUREL at 2108 30 Street!

Built in 2009

### Essential Information

MLS® #	E4431664
Price	\$495,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,376
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2108 30 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0K3

### Amenities

Amenities	On Street Parking, Air Conditioner, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Smoking Home, Secured Parking, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Vinyl
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Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Francis Whiskeyjack School

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 30

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