

## \$225,000 - 3603 30 Avenue, Edmonton

MLS® #E4437936

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,338 sqft

Condo / Townhouse on 0.00 Acres

Bisset, Edmonton, AB

Welcome to this charming 2-storey townhouse nestled in the desirable Bisset neighborhood! Perfectly situated within walking distance to schools & parks, this home offers both convenience & comfort. The inviting main level features a cozy living room with a gas fireplace, a bright functional kitchen, along with a separate dining area perfect for family meals & entertaining. The main floor also boasts a spacious bedroom and 2-piece bathroom, providing versatile living options. Upstairs, you'll find 2 additional bedrooms, including a spacious primary suite complete with a walk-in closet and a private balcony—your perfect retreat to unwind and enjoy the fresh air. Step outside to the back fenced yard that opens onto beautiful green space, offering a peaceful backdrop for outdoor activities. Plenty of storage in the unfinished basement as well as laundry. Enjoy the ease of 2 parking stalls right outside your front door—plus no maintenance yards to worry about! Immediate possession available!

Built in 1982

### Essential Information

MLS® # E4437936

Price \$225,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3603 30 Avenue
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H5

### Amenities

Amenities	Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Level Land, Low Maintenance Landscape, No Through Road, Picnic Area, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Bisset
Middle	Kate Chegwin
High	J. Percy Page

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	Zone 29
Condo Fee	\$436

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Listing information last updated on May 24th, 2025 at 2:32am MDT