

\$634,900 - 407 30 Avenue, Edmonton

MLS® #E4460129

\$634,900

4 Bedroom, 3.00 Bathroom, 2,263 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

****SPICE KITCHEN * NO NEIGHBOURS AT BACK ** REGULAR PIE LOT**MAPLE CREST COMMUNITY****this well-appointed home presents a fantastic opportunity for comfortable and modern family living. The residence boasts a thoughtful layout with a welcoming main floor that includes a cozy living room enhanced by a fireplace, a functional kitchen, a dining area, a convenient bedroom, and a 3pc bath. Upstairs, you will find a spacious primary bedroom complete with a walk-in closet and a 4pc ensuite, two additional generously sized bedrooms, a second 4pc bath, a versatile family room, and a dedicated laundry room for added convenience. this property provides ample space for relaxation and entertaining. Its prime location is a major highlight, offering easy access to a wealth of amenities including beautiful parks, playgrounds for children, reputable schools, and diverse shopping plazas, ensuring all daily needs are met with ease. This is a perfect place.

Built in 2024

Essential Information

MLS® # E4460129

Price \$634,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,263
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	407 30 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2V7

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 30th, 2025
Days on Market	22
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 11:17am MDT