

## \$639,000 - 1452 30 Street, Edmonton

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MLS® #E4461334

**\$639,000**

4 Bedroom, 2.50 Bathroom, 2,385 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

East facing..!!! Welcome to this beautifully maintained and spacious 2-storey home in the desirable community of Laurel on CORNER REGULAR LOT. Step into a bright, open foyer. The main floor features 9-foot ceilings and a modern open-concept layout, perfect for entertaining & SIDE ENTRANCE TO THE BASEMENT! The chef-inspired kitchen offers a large granite island, quality appliances, along with walk-in pantry and ample cabinetry, a prep island, an extended eating bar. Upstairs, you'll find a convenient second-floor laundry room, 3 generous bedrooms, and a spacious primary suite featuring a large walk-in closet, 5 piece EN-SUITE. Bonus area with ample natural sun-light. Double Tandem garage - 3 cars can be parked. Located on a quiet street with quick access to Anthony Henday, this home is walking distance to parks and public transit, close to Svend Hansen & Elder Dr. Francis whiskeyjack high schools, shopping, and all amenities.

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461334  |
| Price     | \$639,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,385                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1452 30 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z5        |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached, Tandem                                                                          |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Glass Door                                                                                                                |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                               |
| Exterior Features | Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 30           |

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