# \$645,000 - 715 30 Avenue, Edmonton

MLS® #E4426078

#### \$645,000

4 Bedroom, 3.00 Bathroom, 2,185 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

This brand new, 2200 sqft home offers unparalleled modern luxury and comfort. Backing onto green this home has 4 bedrooms and 3 full baths. Step inside and be greeted by upgraded spindle railings and luxurious vinyl plank flooring that flows seamlessly throughout the house. Custom gloss cabinetry provides both style and ample storage. The gourmet Spice Kitchen is a chef's delight, complemented by a main floor bedroom and full bathroom for added convenience. The open-to-below design with a custom accent wall and a mounted electric fireplace creates a cozy ambiance. With a separate entry to the basement, the possibilities for customization are endless. Outside, the large backyard offers plenty of space for outdoor enjoyment and entertainment.







Built in 2025

#### **Essential Information**

| MLS® #         | E4426078  |
|----------------|-----------|
| Price          | \$645,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,185     |
| Acres          | 0.00      |
| Year Built     | 2025      |

| Туре     | Single Family          |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

## **Community Information**

| Address     | 715 30 Avenue |
|-------------|---------------|
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2V3       |

### Amenities

| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural |
|-----------|--|
|           | Gas, HRV System, 9 ft. Basement Ceiling                              |
| Parking   | Double Carage Attached   |

| Parking | Double Garage Attached |
|---------|------------------------|
|---------|------------------------|

### Interior

| Interior Features | ensuite bathroom          |
|-------------------|---------------------------|
| Appliances        | Garage Opener             |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

# Exterior

| Exterior          | Wood, Brick, Composition, Vinyl                                    |
|-------------------|--|
| Exterior Features | Airport Nearby, Flat Site, Park/Reserve, Playground Nearby, Public |
|                   | Transportation, Schools, Shopping Nearby                           |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Composition, Vinyl                                    |
| Foundation        | Concrete Perimeter   |

## **Additional Information**

Date Listed March 17th, 2025

Days on Market 32

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 April 18th, 2025 at 5:32pm MDT