

## \$414,900 - 1311 30 Avenue, Edmonton

MLS® #E4442338

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,319 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this stunning 3-bedroom half duplex located in the desirable community of Tamarack. Thoughtfully upgraded throughout, this home features premium ceramic tile, granite countertops, and stainless steel appliances. The main floor boasts a bright and spacious living room with large windows that flood the space with natural light. The modern kitchen offers ample cabinetry for storage and a sleek design. Upstairs, you'll find a generous primary suite complete with a large closet and full ensuite bathroom. Two additional well-sized bedrooms and another full bathroom provide plenty of space for family or guests. Step outside to a beautifully landscaped backyard with an oversized deck perfect for relaxing or entertaining. Conveniently situated within walking distance to the Meadows Rec Centre, public transit, and major grocery stores like Sobeys and Chalo FreshCo.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442338  |
| Price      | \$414,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,319         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1311 30 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V7        |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck                     |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

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

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood, Stone, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                            |

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        75  
Zoning                    Zone 30

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