

## \$395,000 - 1309 30 Avenue, Edmonton

MLS® #E4456074

**\$395,000**

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Spacious home features 3 bedrooms & 2 bathrooms. Bright kitchen offers stainless steel appliances, abundant countertops, a pantry, & opens to the dining room with a main-floor bathroom is just off of the kitchen & rear deck leads you to double parking pad. The welcoming front foyer flows into a large living room, ideal for relaxing or entertaining. Upstairs, the primary bedroom boasts a walk-in closet, and an ensuite, accompanied by two additional bedrooms and a full bathroom. Laundry is conveniently located in the large, unfinished basement that is ready to be finished by the new owner for a mancave or entertainment. The fully fenced and landscaped yard features a huge front veranda perfect for peaceful evening or morning tea. Located in a prestige community of Tamarack, close to all amenities, high School, Park and a recreation center.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456074  |
| Price      | \$395,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,346         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1309 30 Avenue |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V7        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, See Remarks     |
| Parking   | 2 Outdoor Stalls, 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, Vinyl                                                       |
| Exterior Features | Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

Days on Market 41

Zoning Zone 30

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Listing information last updated on October 15th, 2025 at 5:17am MDT