

## \$649,000 - 1452 30 Street, Edmonton

MLS® #E4449305

**\$649,000**

4 Bedroom, 2.50 Bathroom, 2,385 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

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® #	E4449305
Price	\$649,000
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 and Half 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	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Tandem, See Remarks

### 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	July 23rd, 2025
Days on Market	7
Zoning	Zone 30

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