

Courtesy Of Laurel M McTavish Of RE/MAX River City

## \$489,900 - 1856 30 Street, Edmonton

MLS® #E4431113

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,324 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Fall in love with this freshly painted Coventry two-storey family home! The open floor plan, welcomes you with spacious front and rear foyers. A charming front porch leads to a roomy entryway. The main floor has; a cozy living room with a corner gas fireplace, a stunning kitchen with a huge island, ample cabinetry, dining area with large windows for natural light and a convenient 2-piece bath. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and a 3-piece ensuite, plus 2 more bedrooms—one with a cool built-in loft bed—and a 4-piece bath for the kids. The fully developed basement includes a family room, a den area with built-in desk and bookshelves, a 2-piece bath, and a laundry/ storage. Outside, the large deck overlooks the fantastic backyard; perfect for outdoor fun. The double car garage provides ample space for larger vehicles and storage. This home is located in the sought-after Laurel community, making it an ideal place to create lasting memories!

Built in 2011

### Essential Information

MLS® #	E4431113
Price	\$489,900
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,324
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1856 30 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N6

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, Wall Unit-Built-In, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            April 16th, 2025

Days on Market      9

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 24th, 2025 at 10:32pm MDT