

\$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 45

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 October 19th, 2025 at 4:47pm MDT