

## \$210,000 - 3605 30 Avenue, Edmonton

MLS® #E4463385

**\$210,000**

3 Bedroom, 1.50 Bathroom, 1,124 sqft

Condo / Townhouse on 0.00 Acres

Bisset, Edmonton, AB

**SUPERB LOCATION** in family-friendly Kingsgate, Bisset! Just 2 blocks from schools, park, playground & transit. This well-maintained, renovated 3 bdrm, 1.5 bath townhouse offers 1173 sq ft with 2 energized stalls right out front. Enjoy hardwood floors, modern kitchen with updated cabinets, counters, SS appliances, pantry, and tile backsplash. The cozy gas fireplace and dining area open to your private fenced patio. Upstairs features a large primary bedroom, 2 generous bedrooms, and a 5-piece bath with double sinks. Home upgrades include vinyl windows & exterior doors (2015), HE furnace (2018), central A/C (2022), clay tile roof, and newer HWT. Furniture, televisions & gym setup can be included in price! Basement is open for future development. Well-managed complex with great neighbours, close to shopping, parks & all amenities. A move-in ready gem in a great community!

Built in 1982

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463385  |
| Price      | \$210,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,124             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3605 30 Avenue |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5H5        |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Air Conditioner, Parking-Plug-Ins, See Remarks |
| Parking   | 2 Outdoor Stalls                               |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Household Goods Included, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace    | Yes                                                                                                                                             |
| Fireplaces   | Tile Surround                                                                                                                                   |
| Stories      | 2                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Unfinished                                                                                                                                |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                    |
| Exterior Features | No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Clay Tile                                                                                       |
| Construction      | Wood, Stucco                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                11  
Zoning                              Zone 29  
Condo Fee                        \$386

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