# \$644,900 - 715 30 Avenue, Edmonton

MLS® #E4437866

## \$644,900

4 Bedroom, 3.00 Bathroom, 2,217 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

This brand new, 2200 sqft home offers unparalleled modern luxury and comfort. Backing onto green this home has 4 bedrooms and 3 full baths. Step inside and be greeted by upgraded spindle railings and luxurious vinyl plank flooring that flows seamlessly throughout the house. Custom gloss cabinetry provides both style and ample storage. The gourmet Spice Kitchen is a chef's delight, complemented by a main floor bedroom and full bathroom for added convenience. The open-to-below design with a custom accent wall and a mounted electric fireplace creates a cozy ambiance. With a separate entry to the basement, the possibilities for customization are endless. Outside, the large backyard offers plenty of space for outdoor enjoyment and entertainment.



#### **Essential Information**

MLS® # E4437866 Price \$644,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

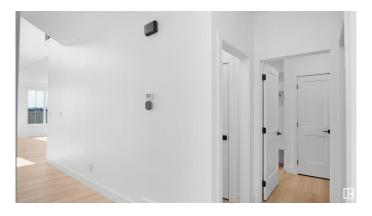
Square Footage 2,217

Acres 0.00

Year Built 2025







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 715 30 Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2V3

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, HRV System, 9 ft.

**Basement Ceiling** 

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom Appliances Garage Opener

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Composition, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Composition, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 15

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 June 5th, 2025 at 10:32pm MDT