

\$450,000 - 1880 30 Street, Edmonton

MLS® #E4447197

\$450,000

4 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this energy-efficient 1,374 sq ft home in family-friendly Laurel, featuring a new 11.4kW solar system on the house and garage that overproduces in summer to offset any winter costs. The main floor offers a bright open layout with 9 ft ceilings, brand new kitchen appliances, and engineered maple hardwood. Upstairs features 3 bedrooms and 2 full baths, including a spacious primary with dual oversized closets. The fully finished basement includes a 4th bedroom, 9 ft ceilings, dedicated storage room. Additional upgrades include central A/C, a freshly painted interior and deck & porch, and new carpet. Set on a 320 m² lot with a double detached garage, this home offers comfort, style, and sustainability in a walkable, well-connected neighbourhood near schools, parks, and shopping.

Built in 2012

Essential Information

MLS® #	E4447197
Price	\$450,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,376



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1880 30 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N6

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 11th, 2025

Days on Market 16

Zoning Zone 30

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