

## \$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, youâ€™™ll find a spacious primary bedroom with a walk-in closet and a 3-piece ensuite, plus 2 more bedroomsâ€™™one with a cool built-in loft bedâ€™™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 | 3                |
| Zoning         | Zone 30          |

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Listing information last updated on April 19th, 2025 at 10:47am MDT