

## \$634,900 - 407 30 Avenue, Edmonton

MLS® #E4460129

**\$634,900**

4 Bedroom, 3.00 Bathroom, 2,263 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

**\*\*SPICE KITCHEN \* NO NEIGHBOURS AT BACK \*\* REGULAR PIE LOT\*\*MAPLE CREST COMMUNITY\*\***this well-appointed home presents a fantastic opportunity for comfortable and modern family living. The residence boasts a thoughtful layout with a welcoming main floor that includes a cozy living room enhanced by a fireplace, a functional kitchen, a dining area, a convenient bedroom, and a 3pc bath. Upstairs, you will find a spacious primary bedroom complete with a walk-in closet and a 4pc ensuite, two additional generously sized bedrooms, a second 4pc bath, a versatile family room, and a dedicated laundry room for added convenience. this property provides ample space for relaxation and entertaining. Its prime location is a major highlight, offering easy access to a wealth of amenities including beautiful parks, playgrounds for children, reputable schools, and diverse shopping plazas, ensuring all daily needs are met with ease. This is a perfect place.

Built in 2024

### Essential Information

MLS® # E4460129

Price \$634,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,263                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 407 30 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2V7       |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                      |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | None                                                                                       |
| Stories           | 2                                                                                          |
| Has Suite         | Yes                                                                                        |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 30              |

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Listing information last updated on October 25th, 2025 at 9:17pm MDT