

## \$495,000 - 2108 30 Street, Edmonton

MLS® #E4431664

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,376 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Live life in Laurel! Welcome home to 2108 30 Street, where this perfectly packaged home, meets you, the buyer! Tucked away on a quiet street in this popular South Edmonton community, perfection meets the eye. Move in today and feel comfortable with this pristine and well maintained home, freshly painted. The 1375 sq. ft. gives way to 4 bedrooms (3 up + 1 down) and 3.5 baths! Space aplenty for a growing family. Not to mentioned fully finished basement, w/ gas fireplace for the cozy touch on cooler days. Stay comfortable in the summer w/ central AC. Details matter; built as a Conventry Show home, built in speakers, tankless water heater, hardwood flooring, primary bed ensuite and gas bbq hookup all add to the excellence. Enjoy your community with walking trails, ponds, schools, parks, and amenities mere minutes away on foot. Good things last only so long, LIVE LIFE IN LAUREL at 2108 30 Street!

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431664  |
| Price      | \$495,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,376                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2108 30 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0K3        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Smoking Home, Secured Parking, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| 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 |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Direct Vent   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Vinyl |
|----------|-----------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Concrete, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Svend Hansen School        |
| Middle     | Svend Hansen School        |
| High       | Francis Whiskeyjack School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 5                |
| 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 April 23rd, 2025 at 11:17am MDT