

## \$226,900 - 14009 30 Street, Edmonton

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MLS® #E4447474

**\$226,900**

3 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

Welcome home! This move-in ready townhouse in the friendly community of Hairsine is full of warmth and comfort. With 3 bedrooms and 2 full baths, it offers the perfect blend of space and charm. The large kitchen is bright and welcoming with plenty of cupboards, a gas stove, and windows that bring in natural light. The living room features beautiful hardwood floors and garden doors that lead to your own private backyard—complete with paving stones, colorful flower beds, a handy shed, and a brand-new deck, perfect for family gatherings or quiet evenings outside. Upstairs, you’ll find even more hardwood throughout, an oversized primary bedroom with a closet that spans the entire wall, a full 4-piece bathroom, and two additional bedrooms freshly painted and ready for your personal touch. The fully finished basement adds even more living space, with a cozy second family room, a 3-piece bathroom, a laundry area, and a water softener system. This home is ready for you to move in & start creating memories!

Built in 1979

### Essential Information

MLS® # E4447474

Price \$226,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,037             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14009 30 Street |
| Area        | Edmonton        |
| Subdivision | Hairsine        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1R5         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Detectors Smoke, See Remarks, Natural Gas Stove Hookup |
| Parking Spaces | 1                                                      |
| Parking        | Stall                                                  |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 3                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                               |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stucco, Vinyl                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 12th, 2025  
Days on Market                91  
Zoning                              Zone 35  
Condo Fee                        \$240

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