# \$649,000 - 807 30 Avenue, Edmonton

MLS® #E4462550

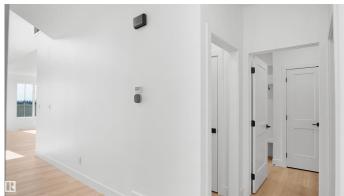
### \$649,000

4 Bedroom, 3.00 Bathroom, 2,217 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Completing this Winter! This brand new, 2200 sqft home offers unparalleled modern luxury and comfort. Backing onto green space, this home has 4 bedrooms and 3 full baths. Step inside and be greeted by upgraded spindle railings and luxurious vinyl plank flooring that flows seamlessly throughout the house. Custom gloss cabinetry provides both style and ample storage. The gourmet Spice Kitchen is a chef's delight, complemented by a main floor bedroom and full bathroom for added convenience. The open-to-below design with a custom accent wall and a mounted electric fireplace creates a cozy ambiance. With a separate entry to the basement, the possibilities for customization are endless. Outside, the large backyard offers plenty of space for outdoor enjoyment and entertainment.







Built in 2025

**Bathrooms** 

# **Essential Information**

MLS® # E4462550
Price \$649,000
Bedrooms 4

3.00

Full Baths 3

Square Footage 2,217

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 807 30 Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2V3

#### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural

Gas, HRV System, 9 ft. Basement Ceiling

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom Appliances Garage Opener

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Composition

Exterior Features Airport Nearby, Backs Onto Park/Trees, Level Land, No Back Lane,

Park/Reserve, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Brick, Composition

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 17th, 2025

Days on Market 18

Zoning Zone 30

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