

## \$450,000 - 1880 30 Street, Edmonton

MLS® #E4447197

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this energy-efficient 1,374 sq ft home in family-friendly Laurel, featuring a new 11.4kW solar system on the house and garage that overproduces in summer to offset any winter costs. The main floor offers a bright open layout with 9 ft ceilings, brand new kitchen appliances, and engineered maple hardwood. Upstairs features 3 bedrooms and 2 full baths, including a spacious primary with dual oversized closets. The fully finished basement includes a 4th bedroom, 9 ft ceilings, dedicated storage room. Additional upgrades include central A/C, a freshly painted interior and deck & porch, and new carpet. Set on a 320 m<sup>2</sup> lot with a double detached garage, this home offers comfort, style, and sustainability in a walkable, well-connected neighbourhood near schools, parks, and shopping.

Built in 2012

### Essential Information

MLS® #	E4447197
Price	\$450,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,376



Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1880 30 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment
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, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 11th, 2025

Days on Market 17

Zoning Zone 30

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