\$584,900 - 312 30 Street, Edmonton

MLS® #E4446411

\$584,900

3 Bedroom, 2.50 Bathroom, 1,832 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Entertain Impression 20 by award winning Cantiro Homes! At 1832 sq ft, this gorgeous home ensure an unforgettable experience for your guests as you are a host that believes in putting your best foot forward. Elevate your hosting game by checking off every little detail, from the oversized kitchen island, large dedicated dining space, and main floor flex area or †cantina' that can be used as a bar or wine collection room. Upstairs, your guests can roam and relax in the recreation room or a fun place for the kids to have a party of their own. The primary offers the ideal space for relaxing and recharging with a luxurious ensuite including soaker tub and dual vanity sinks. Rounding out the upstairs are 2 more bedrooms and dedicated laundry room. Additional features include SIDE ENTRY, electric fireplace, iron spindle railing, West Coast Fusion elevation, Shoreline coloboard. *photos are for representation only. Colours and finishing may vary*

Built in 2025

Essential Information

MLS® # E4446411 Price \$584,900

Bedrooms 3
Bathrooms 2.50





SHORELINE
INSPIRED BY TIMELESS
COASTAL TOWNS
Inviting and approachable, this timeless
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missing sain and the warenth of diffusiod on
riceling beaches. Callin greys in this silm
shaker cobinety are softened by the
marbeid of alias in the quart countertops,
bevieted budsplash tile and waren wood
forlowing. The order beok is political together
with classic brunder alias det data is found
throughout your home in the hardware,
faucets, and designer lighting.



Full Baths 2
Half Baths 1

Square Footage 1,832 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 312 30 Street

Area Edmonton

Subdivision Alces

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 3C9

Amenities

Amenities Vinyl Windows, See Remarks

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Picnic Area, Playground Nearby, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 4th, 2025

Days on Market 117

Zoning Zone 53

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