

## \$475,000 - 1880 30 Street, Edmonton

MLS® #E4447197

**\$475,000**

4 Bedroom, 2.50 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

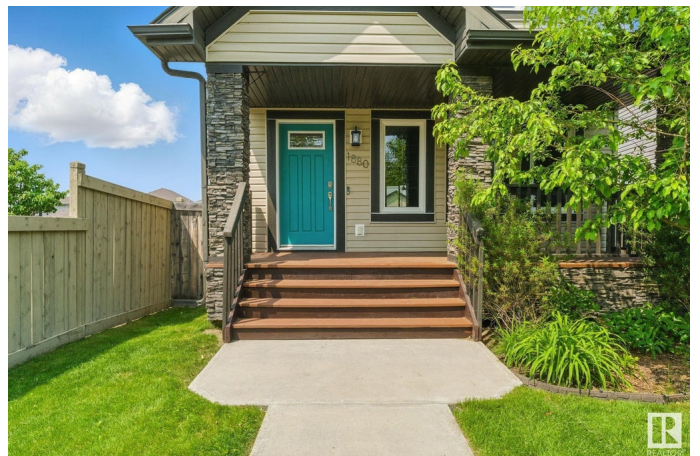
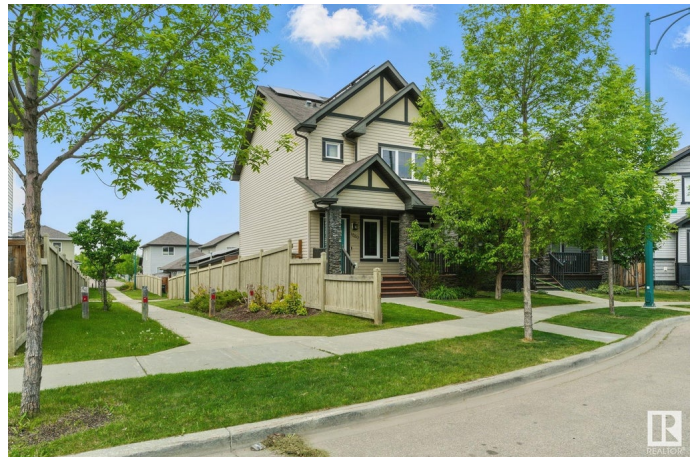
Laurel, Edmonton, AB

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          | \$475,000 |
| 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 2

Zoning Zone 30

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Listing information last updated on July 13th, 2025 at 7:17pm MDT