

# \$645,000 - 715 30 Avenue, Edmonton

MLS® #E4426078

## \$645,000

4 Bedroom, 3.00 Bathroom, 2,185 sqft

Single Family on 0.00 Acres

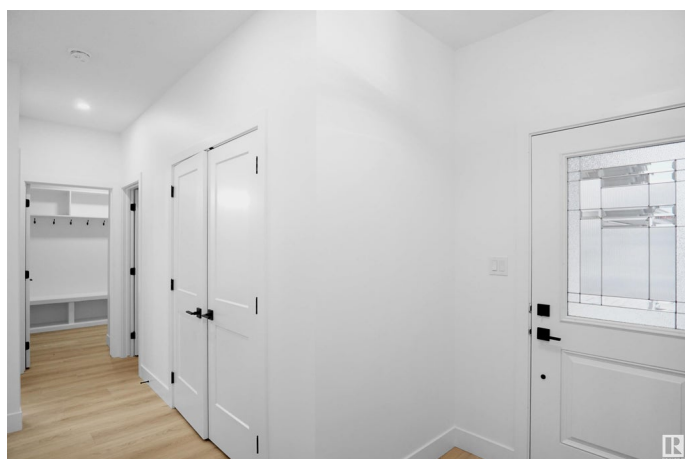
Maple Crest, Edmonton, AB

This brand new, 2200 sqft home offers unparalleled modern luxury and comfort. Backing onto green 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

## Essential Information

MLS® #	E4426078
Price	\$645,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,185
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	715 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, Vinyl
Exterior Features	Airport Nearby, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 17th, 2025
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Days on Market 19

Zoning Zone 30

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Listing information last updated on April 4th, 2025 at 11:32pm MDT