

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

MLS® #E4448912

**\$649,000**

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

Maple Crest, Edmonton, AB

Completing this Fall! 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® #         | E4448912  |
| Price          | \$649,000 |
| Bedrooms       | 4         |
| Bathrooms      | 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 Instant, 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, Backs Onto Park/Trees, 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 July 21st, 2025

Days on Market 23

Zoning Zone 30

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