

## \$249,000 - 3619 30 Avenue, Edmonton

MLS® #E4432452

**\$249,000**

3 Bedroom, 2.50 Bathroom, 1,378 sqft

Condo / Townhouse on 0.00 Acres

Bisset, Edmonton, AB

Nestled in a prime location this corner unit is well over 1300 sq ft 3 Bedroom townhouse with fully finished basement. This units boast clay tile roofing, stucco exterior, fenced front and rear yard areas, and 3 bathrooms! Main floor has a bedroom, bathroom, huge living room and fireplace with rear yard access. Second floor features master bedroom with walk in closet and private balcony overlooking private fenced yard and second bedroom and 4-piece bathroom. Fully finished basement has another bathroom, in suite laundry and large family room. Very large townhouse for the price and location. 2 Large Fenced areas for the pet lover. Close to all amenities, elementary school and day care are in walking distance.

Built in 1982

### Essential Information

MLS® #	E4432452
Price	\$249,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,378
Acres	0.00



Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3619 30 Avenue
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H5

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	Zone 29
Condo Fee	\$435

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Listing information last updated on April 30th, 2025 at 7:02pm MDT