

## \$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 | 4                |
| Zoning         | Zone 29          |
| Condo Fee      | \$435            |

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Listing information last updated on April 27th, 2025 at 3:47am MDT