

# \$414,900 - 1311 30 Avenue, Edmonton

MLS® #E4442338

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,319 sqft  
Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this stunning 3-bedroom half duplex located in the desirable community of Tamarack. Thoughtfully upgraded throughout, this home features premium ceramic tile, granite countertops, and stainless steel appliances. The main floor boasts a bright and spacious living room with large windows that flood the space with natural light. The modern kitchen offers ample cabinetry for storage and a sleek design. Upstairs, you'll find a generous primary suite complete with a large closet and full ensuite bathroom. Two additional well-sized bedrooms and another full bathroom provide plenty of space for family or guests. Step outside to a beautifully landscaped backyard with an oversized deck perfect for relaxing or entertaining. Conveniently situated within walking distance to the Meadows Rec Centre, public transit, and major grocery stores like Sobeys and Chalo FreshCo.

Built in 2014

## Essential Information

MLS® #	E4442338
Price	\$414,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,319
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1311 30 Avenue
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V7

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        93  
Zoning                    Zone 30

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Listing information last updated on September 14th, 2025 at 5:17pm MDT