

## \$375,000 - 13840 30 Street, Edmonton

MLS® #E4445924

**\$375,000**

3 Bedroom, 1.50 Bathroom, 1,323 sqft

Single Family on 0.00 Acres

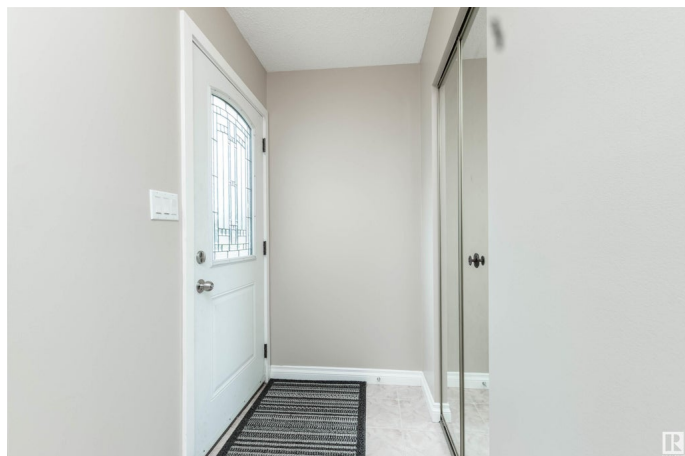
Hairsine, Edmonton, AB

Charming 3-bedroom, 2-bathroom bungalow featuring a dining room and cozy breakfast nook. Enjoy the warmth of an gas fireplace in the bright, naturally lit living room. The large unfinished basement offers endless possibilities to customize to your needs. Step outside to a beautiful deck and a spacious, fenced yardâ€”ideal for entertaining or relaxing. An oversized double garage and large parking pad provide ample parking. Surrounded by parks, trails and tons of shopping near by, you have plenty of amenities within walking distance! This well-kept family home combines comfort, functionality, and great potential in every corner!

Built in 1978

### Essential Information

MLS® #	E4445924
Price	\$375,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,323
Acres	0.00
Year Built	1978



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13840 30 Street
Area	Edmonton
Subdivision	Hairsine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1M5

### Amenities

Amenities	On Street Parking, Deck, Fire Pit, Parking-Extra
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
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Days on Market 3

Zoning Zone 35

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Listing information last updated on July 6th, 2025 at 10:32pm MDT