

\$649,000 - 807 30 Avenue, Edmonton

MLS® #E4462550

\$649,000

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

Maple Crest, Edmonton, AB

Completing this Winter! This brand new, 2200 sqft home offers unparalleled modern luxury and comfort. Backing onto green space, 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® #	E4462550
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 Natural Gas, 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
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Level Land, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed October 17th, 2025

Days on Market 6

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 8:17am MDT