

Courtesy Of Kelly A Grant Of Sweetly

## **\$419,000 - 10840 30 Street, Edmonton**

MLS® #E4426637

### **\$419,000**

3 Bedroom, 2.50 Bathroom, 1,179 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Well-maintained 1,179 sqft 3-level split in Rundle Heights. Incredible location overlooking Rundle Park with nearby walking trails along the North Saskatchewan River. Conveniently located near a golf course, rec center, schools, bus stops and grocery stores. Main floor features a bright and sunny living room with stunning hardwood floors, dining room and kitchen. Upper level has 3 bedrooms, including a primary with a 2pc ensuite, plus 4pc family bath. Fully finished basement offers a rec room, laundry, excellent storage, and a gorgeous 3 pc bath with tile shower. Private, fenced backyard with perennials and a double detached garage with a massive parking pad. Numerous upgrades in the past 10 years include new windows, exterior doors, shingles, sidewalks, toilets, kitchen backsplash, appliances, countertops, paint, bathrooms, and an overhead garage door. This home truly combines comfort and convenience in a prime location. Clean, and move-in ready, don't miss out on the opportunity to call this home!

Built in 1970

### **Essential Information**

MLS® # E4426637

Price \$419,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	10840 30 Street
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1V8

### **Amenities**

Amenities	Crawl Space, No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Detached, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping

Nearby, Ski Hill Nearby

Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **School Information**

Elementary Ivor Dent School  
Middle Ivor Dent School  
High Eastglen School

### **Additional Information**

Date Listed March 20th, 2025  
Days on Market 16  
Zoning Zone 23

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 April 5th, 2025 at 7:47pm MDT