

## \$425,000 - 10712 30 Street, Edmonton

MLS® #E4446683

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this Beautiful home located along the River Valley. The beauty of this property starts with the outside as this home has been frequently nominated for "Front Yards in Bloom", and the back yard is equally as beautiful with a pond, patio, area, many plants and flowers. Park in the Double Detached Garage, driveway or on the street and make your way inside. The main level has been mostly updated in the past 5 years with newer kitchen with breakfast nook area, dining room and living room with newer flooring, paint, and lighting. Make your way down the hallway to the updated primary bedroom with a 2-piece bathroom, 2 more bedrooms and 4-piece bathroom with newer flooring, paint and lighting. Make your way downstairs to the fully finished basement with 2 dens, 3-piece bath, a rec room with a bar and a hot tub room, storage room, laundry and utility room complete this home. Steps to Amazing views of the River Valley and Rundle Park, close to schools, golfing, rec center, public swimming and shopping.

Built in 1970

### Essential Information

MLS® # E4446683

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10712 30 Street
Area	Edmonton
Subdivision	Rundle Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1V8

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Fire Pit, Hot Tub, No Smoking Home, Patio, Vinyl Windows, Wet Bar
Parking Spaces	4
Parking	Double Garage Detached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	13
Zoning	Zone 23

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