

# \$769,000 - 708 30 Avenue, Edmonton

MLS® #E4418891

**\$769,000**

7 Bedroom, 4.00 Bathroom, 2,275 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Step into luxury with this fully upgraded masterpiece by SINGH BUILDERS in the prestigious community of MAPLE CREST! Boasting 2250+ sqft., this home is perfect for families and investors alike. The main floor features a grand foyer, a spacious bedroom, a full bathroom, a cozy living room with a sleek fireplace and illuminated feature wall, a bright nook, a chef-inspired kitchen, and a SPICE KITCHEN with premium finishes for all your cooking needs. Upstairs, LUXURY VINYL FLOORING leads to 2 spacious bedrooms, a stylish full bathroom, and a stunning primary bedroom with a spa-like ensuite offering ultimate comfort and sophistication. The fully finished LEGAL BASEMENT SUITE provides unmatched value with its private kitchen, living area, 2 bedrooms, and a full bathroom, all finished to the same high standards as the rest of the home. Nestled in the sought-after Maple Crest community, this home is minutes from schools, shopping, and public transit.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4418891  |
| Price     | \$769,000 |
| Bedrooms  | 7         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,275                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 708 30 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2V3       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                               |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Concrete Perimeter                          |

### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 73

Zoning Zone 30

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Listing information last updated on April 5th, 2025 at 4:02am MDT