

## \$449,900 - 335 30th Street, Edmonton

MLS® #E4437892

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Introducing the Metro Shift 18 by award winning Cantiro Homes, a rear laned single family home offering even more space and versatility. It is designed to fit on a wide range of lots and easily incorporate a side entrance for future basement income suite. The expansive open-concept main floor includes a spacious kitchen, dining, and living area – perfect for family living and entertaining. The basement offers groundworks/rough ins for a future legal suite, plus with the Equity Personalization Package, you can add a 2 beds basement suite, ideal for rental income or extended family, or opt to add the suite yourself at a later date. The Metro Shift 18 provides the perfect balance of space, convenience, and adaptability. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® #	E4437892
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,353



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	335 30th Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3E1

### **Amenities**

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Picnic Area, Race Track, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	100
Zoning	Zone 53

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Listing information last updated on August 30th, 2025 at 9:02am MDT