

## \$584,900 - 312 30 Street, Edmonton

MLS® #E4446411

**\$584,900**

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Entertain Impression 20 by award winning Cantiro Homes! At 1832 sq ft, this gorgeous home ensure an unforgettable experience for your guests as you are a host that believes in putting your best foot forward. Elevate your hosting game by checking off every little detail, from the oversized kitchen island, large dedicated dining space, and main floor flex area or "cantina"™ that can be used as a bar or wine collection room.

Upstairs, your guests can roam and relax in the recreation room or a fun place for the kids to have a party of their own. The primary offers the ideal space for relaxing and recharging with a luxurious ensuite including soaker tub and dual vanity sinks. Rounding out the upstairs are 2 more bedrooms and dedicated laundry room. Additional features include SIDE ENTRY, electric fireplace, iron spindle railing, West Coast Fusion elevation, Shoreline coloboard. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446411  |
| Price     | \$584,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



#### SHORELINE

INSPIRED BY TIMELESS COASTAL TOWNS

Inviting and approachable, this timeless look captures the charm and beauty of misty rain and the warmth of driftwood on rolling beaches. Calm greys in the slim shaker cabinetry are softened by the marbled details in the quartz countertops, beveled backsplash tile and warm wood flooring. The entire look is pulled together with classic brushed nickel details found throughout your home in the hardware, faucets, and designer lighting.



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,832                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 312 30 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3C9       |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Tile Surround                                                                                              |
| Stories           | 2                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Airport Nearby, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 42             |
| Zoning         | Zone 53        |

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Listing information last updated on August 15th, 2025 at 9:03pm MDT