

## \$220,000 - 24 13833 30 Street, Edmonton

MLS® #E4430595

**\$220,000**

3 Bedroom, 1.50 Bathroom, 1,127 sqft

Condo / Townhouse on 0.00 Acres

Hairsine, Edmonton, AB

Welcome home! This is a wonderful opportunity for first-time homebuyers or savvy investors. Step inside to a spacious, open-concept living and dining area—ideal for relaxing or hosting family and friends; with the living area flowing effortlessly out to the fully fenced yard, perfect for kids and pets. The kitchen offers generous counter space. Upstairs you'll find 3 comfortable bedrooms and a 4-piece bathroom. The fully finished basement provides extra space for entertaining, a home gym, or a cozy movie night. Enjoy the convenience of two front parking stalls and peace of mind knowing the complex has seen upgrades since 2011, including new siding, vinyl fencing, windows, and shingles. This well-managed community offers low maintenance fees and is ideally located within walking distance to schools and just minutes from Clareview LRT, shopping, and all major amenities.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430595  |
| Price      | \$220,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,127             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 24 13833 30 Street |
| Area        | Edmonton           |
| Subdivision | Hairsine           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Y 2B2            |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Smoking Home, Parking-Plug-Ins, Parking-Visitor, See Remarks |
| Parking   | 2 Outdoor Stalls  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 12th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 35 |
| Condo Fee      | \$396   |

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 18th, 2025 at 1:32pm MDT