

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

## \$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
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Days on Market	1
Zoning	Zone 35
Condo Fee	\$396

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Listing information last updated on April 13th, 2025 at 8:17pm MDT