

Courtesy Of Katrina D McNaughton Of Exp Realty

\$489,900 - 10536 30 Avenue, Edmonton

MLS® #E4462305

\$489,900

4 Bedroom, 2.50 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

First time on market! This spacious Ace Lange build is perfectly located near several schools and amenities, and just steps to the green space and parks! The main level boasts a spacious living and formal dining room, and an updated (early 2000) maple kitchen with loads of cabinetry and counter space, a pull out pantry, newer dishwasher/stove, island and bright breakfast nook! Upstairs features 2 ample size bedrooms, a large 5 pc main bath and a primary suite with walk in closet and 3 pc ensuite. The 3rd level has a bedroom, laundry room, 2 pc bath, and a large family room with a Tyndall stone wood burning fireplace. Two large bsmt levels await your finishing touches, and have rough in plumbing for a future bath. Outside features a spacious fenced in yard, patio area and **OVERSIZED HEATED DOUBLE GARAGE** with a long driveway fit for an RV! Features incl: 2 hi eff furnaces and central A/C! Bring your pinterest board and get ready to make this large family home your own! *Some photos have been virtually staged

Built in 1975

Essential Information

MLS® # E4462305

Price \$489,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,129
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

Community Information

Address	10536 30 Avenue
Area	Edmonton
Subdivision	Steinhauer
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2Y2

Amenities

Amenities	Air Conditioner, No Smoking Home, Parking-Extra, Patio, R.V. Storage
Parking	Double Garage Detached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Steinhauer School
Middle	D.S. MacKenzie School
High	Harry Ainlay

Additional Information

Date Listed	October 16th, 2025
Days on Market	22
Zoning	Zone 16

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