

# \$769,000 - 708 30 Avenue, Edmonton

MLS® #E4418891

**\$769,000**

7 Bedroom, 4.00 Bathroom, 2,275 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Step into luxury with this fully upgraded masterpiece by SINGH BUILDERS in the prestigious community of MAPLE CREST! Boasting 2250+ sqft., this home is perfect for families and investors alike. The main floor features a grand foyer, a spacious bedroom, a full bathroom, a cozy living room with a sleek fireplace and illuminated feature wall, a bright nook, a chef-inspired kitchen, and a SPICE KITCHEN with premium finishes for all your cooking needs. Upstairs, LUXURY VINYL FLOORING leads to 2 spacious bedrooms, a stylish full bathroom, and a stunning primary bedroom with a spa-like ensuite offering ultimate comfort and sophistication. The fully finished LEGAL BASEMENT SUITE provides unmatched value with its private kitchen, living area, 2 bedrooms, and a full bathroom, all finished to the same high standards as the rest of the home. Nestled in the sought-after Maple Crest community, this home is minutes from schools, shopping, and public transit.

Built in 2024

## Essential Information

MLS® #	E4418891
Price	\$769,000
Bedrooms	7
Bathrooms	4.00



Full Baths	4
Square Footage	2,275
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	708 30 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2V3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 22nd, 2025

Days on Market 77

Zoning Zone 30

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