

# **\$649,900 - 11119 30 Avenue, Edmonton**

MLS® #E4434585

**\$649,900**

5 Bedroom, 3.50 Bathroom, 2,200 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this meticulously maintained home in the desirable neighborhood of Sweet Grass! This amazing property has been wonderfully taken care of & pride of ownership shows! It's spacious with lots of room to grow! 5 bedrooms & main floor room can be used as an office! 4 bathrooms! NEW kitchen & stainless steel appliances (2025)! Gorgeous NEW hardwood on main level & stairs (2025)! NEW durable vinyl plank in lower level (2025)! NEW HWT (2025)! Upper floor is all hardwood, no carpet! Main floor laundry! There is also a 620sqft space that you can turn into a theatre, gym or use your imagination to develop this large room! Private yard w/ beautiful perennials awaiting to bloom! Concrete patio space! Double attached garage! 18min from YEG airport, 6min to convenient Anthony Henday, 4min to Century Park LRT Station, 4min to Derrick Golf & Winter Club, 4min to YMCA! Beautiful Sweet Grass Park is only a 5min walk away! Come view this beautiful family home!

Built in 1976

## **Essential Information**

MLS® # E4434585

Price \$649,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### **Community Information**

Address	11119 30 Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3Y7

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	48
Zoning	Zone 16

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 June 22nd, 2025 at 5:17am MDT