# \$684,888 - 11119 30 Avenue, Edmonton

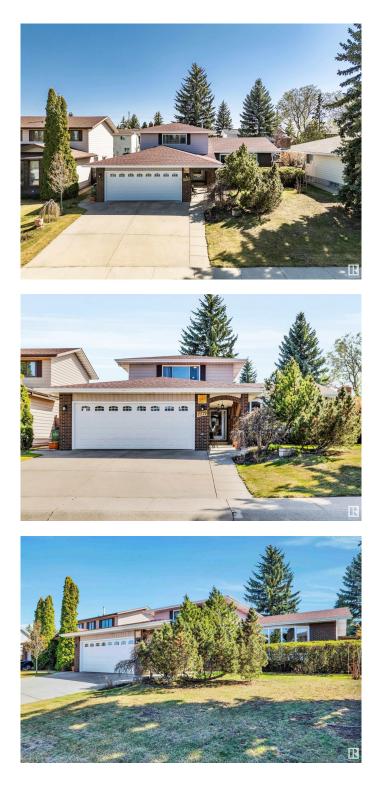
MLS® #E4434585

#### \$684,888

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! 2 furnaces so you do not have to heat the entire home if part is not being used! NEW kitchen & stainless steel appliances (2025)! Gorgeous NEW hardwood on main level & stairs (2025)! NEW vinyl plank in lower level (2025)! NEW HWT (2025)! Upper floor is hardwood! 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 big beauty!



Built in 1976

### **Essential Information**

MLS® #	E4434585
Price	\$684,888

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.00
Year Built	1976
Туре	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	
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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	7
Zoning	Zone 16

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Listing information last updated on May 12th, 2025 at 6:32am MDT