



## 1208 30 Avenue Edmonton AB

\$460,000

Welcome to your dream home in the most PERFECT LOCATION! This stunning WALKOUT basement home offers over 2100+ sqft of living space, featuring 3 bedrooms, 2.5 bathrooms, and a prime location backing onto lush GREEN SPACE. The main floor greets you to an open concept living area with a cozy fireplace, a walk-in pantry, and a full deck perfect for relaxing while enjoying the serene views. Upstairs, the spacious master bedroom includes a full 4 piece ensuite, complemented by two additional sizeable bedrooms and a convenient half bath. The expansive, undeveloped basement, with its own SEPARATE entrance and access to the trail is a blank canvas for your custom designs. Nestled in the heart of Southeast Edmonton, this home is walking distance to all amenities such as parks, schools, walking trails, shopping, rec centers, and more. Perfect for first-time homebuyers or investors, this home combines comfort, style, and a fantastic location. Don't miss out on this exceptional opportunity!

Listing Presented By:



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