



## 4332 30ST Edmonton AB

\$499,000

IMMEDIATE POSSESSION! Over 2000 Sq. Ft. 4 level split is located in the super neighborhood of LARKSPUR. This 4-bedroom, 3-bathroom home features a spacious main level. The living room has lots of natural light throughout. kitchen with tons of cupboard and counter space and Stainless-Steel appliances, granite countertops, breakfast nook, access to a massive NEWLY INSTALLED DECK and landscaped backyard with fruit trees . The upper level has a master bedroom with 5 piece ENSUITE, 3 additional bedrooms, a 4 piece full bathroom, and large walk in closet. The lower level features a well-appointed family room w/wood burning fireplace and doors to the lower level deck, a 4th bedroom/den, 2 piece bathroom and laundry room, flooring, high efficiency furnace, Close walk to LARKSPUR PARK and RINK, VELMA E. BAKER and THELMA CHALIFOUX schools. BUS STOP is located next to the property. Easy access to WHITEMUD and shopping.

Listing Presented By:



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