

## \$329,900 - 4217 30 Street, Edmonton

MLS® #E4450913

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,261 sqft  
Condo / Townhouse on 0.00 Acres

Larkspur, Edmonton, AB

MODERN 3 BED, 2.5 BATH TOWNHOME IN LARKSPUR WITH DOUBLE ATTACHED GARAGE. This beautifully maintained 1,260 sqft 3 bedroom, 2.5 bath townhome offers stylish living in walkable Larkspur, just steps to parks, ravine trails, schools, and shopping. The bright main floor features vinyl plank flooring, an open-concept living and dining space, and a kitchen with granite countertops, stainless steel appliances, and ample cabinet storage. Enjoy summer evenings on your private balcony, right off the dining area—plus the convenience of a 2-piece bath on the main floor. Upstairs, the spacious primary suite includes a 4-piece ensuite, along with two more bedrooms and a full bath. The double attached garage is insulated and provides secure parking and extra storage. With no basement to maintain and low-maintenance finishes throughout, this home is ideal for easy living. Quick access to RioCan Meadows, the Whitemud, and Anthony Henday. Welcome home!

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450913  |
| Price    | \$329,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,261             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4217 30 Street |
| Area        | Edmonton       |
| Subdivision | Larkspur       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2G9        |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Off Street Parking, Deck, Vinyl Windows |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached, Insulated       |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 30          |
| Condo Fee      | \$195            |

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Listing information last updated on August 4th, 2025 at 9:31am MDT