

## \$225,000 - 3621 30 Avenue, Edmonton

MLS® #E4458743

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

Bisset, Edmonton, AB

Welcome to this beautifully updated 3-bedroom, 2-bathroom townhouse offering over 1600 sq ft of living space in a family-friendly complex. Fresh paint & brand new flooring (2025), give the home a bright and modern feel. The upgraded kitchen is a standout, featuring newly painted cabinets, new hardware, new countertops, sink, faucet, and backsplash! Other updates include a furnace (2015) and new hot water tank (Nov. 2024), providing peace of mind for years to come. The unfinished basement is ready for your personal touch and offers excellent storage or future living space. This well-managed complex has also seen major improvements, including windows and doors (2013), new patios (2018), and new gas fireplaces (2023). Amazing location—right across from two schools & a playground, with shared green space for kids and pets to enjoy, a private fenced patio, and direct access to walking paths. Two powered parking stalls are conveniently located right out front. This home truly has it all!

Built in 1982

### Essential Information

MLS® # E4458743

Price \$225,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,187
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3621 30 Avenue
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5H5

### Amenities

Amenities	Parking-Visitor
Parking Spaces	2
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Bisset School
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**Additional Information**

Date Listed	September 19th, 2025
Days on Market	3
Zoning	Zone 29
Condo Fee	\$386

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