

\$425,000 - 10712 30 Street, Edmonton

MLS® #E4446683

\$425,000

3 Bedroom, 2.50 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Rundle Heights, Edmonton, AB

Welcome to this Beautiful home located along the River Valley. The beauty of this property starts with the outside as this home has been frequently nominated for "Front Yards in Bloom", and the back yard is equally as beautiful with a pond, patio, area, many plants and flowers. Park in the Double Detached Garage, driveway or on the street and make your way inside. The main level has been mostly updated in the past 5 years with newer kitchen with breakfast nook area, dining room and living room with newer flooring, paint, and lighting. Make your way down the hallway to the updated primary bedroom with a 2-piece bathroom, 2 more bedrooms and 4-piece bathroom with newer flooring, paint and lighting. Make your way downstairs to the fully finished basement with 2 dens, 3-piece bath, a rec room with a bar and a hot tub room, storage room, laundry and utility room complete this home. Steps to Amazing views of the River Valley and Rundle Park, close to schools, golfing, rec center, public swimming and shopping.

Built in 1970

Essential Information

MLS® # E4446683

Price \$425,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,254 |
| Acres | 0.00 |
| Year Built | 1970 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10712 30 Street |
| Area | Edmonton |
| Subdivision | Rundle Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 1V8 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Fire Pit, Hot Tub, No Smoking Home, Patio, Vinyl Windows, Wet Bar |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 23 |

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