

\$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	1
Zoning	Zone 30
Condo Fee	\$195

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 2:47pm MDT