

## \$489,900 - 10536 30 Avenue, Edmonton

MLS® #E4462305

**\$489,900**

4 Bedroom, 2.50 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

First time on market! This spacious Ace Lange build is perfectly located near several schools and amenities, and just steps to the green space and parks! The main level boasts a spacious living and formal dining room, and an updated (early 2000) maple kitchen with loads of cabinetry and counter space, a pull out pantry, newer dishwasher/stove, island and bright breakfast nook! Upstairs features 2 ample size bedrooms, a large 5 pc main bath and a primary suite with walk in closet and 3 pc ensuite. The 3rd level has a bedroom, laundry room, 2 pc bath, and a large family room with a Tyndall stone wood burning fireplace. Two large bsmt levels await your finishing touches, and have rough in plumbing for a future bath. Outside features a spacious fenced in yard, patio area and **OVERSIZED HEATED DOUBLE GARAGE** with a long driveway fit for an RV! Features incl: 2 hi eff furnaces and central A/C! Bring your pinterest board and get ready to make this large family home your own! \*Some photos have been virtually staged

Built in 1975

### Essential Information

MLS® # E4462305

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,129                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10536 30 Avenue |
| Area        | Edmonton        |
| Subdivision | Steinhauer      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 2Y2         |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Parking-Extra, Patio, R.V. Storage |
| Parking   | Double Garage Detached, Heated, Over Sized                           |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                            |
| Fireplaces        | Insert, Stone Facing                                                                                                                                           |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                               |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Steinhauer School     |
| Middle     | D.S. MacKenzie School |
| High       | Harry Ainlay          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 16            |

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Listing information last updated on October 24th, 2025 at 6:17pm MDT