

## \$584,900 - 312 30 Street, Edmonton

MLS® #E4446411

**\$584,900**

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to the Entertain Impression 20 by award winning Cantiro Homes! At 1832 sq ft, this gorgeous home ensure an unforgettable experience for your guests as you are a host that believes in putting your best foot forward. Elevate your hosting game by checking off every little detail, from the oversized kitchen island, large dedicated dining space, and main floor flex area or "cantina"™ that can be used as a bar or wine collection room.

Upstairs, your guests can roam and relax in the recreation room or a fun place for the kids to have a party of their own. The primary offers the ideal space for relaxing and recharging with a luxurious ensuite including soaker tub and dual vanity sinks. Rounding out the upstairs are 2 more bedrooms and dedicated laundry room. Additional features include SIDE ENTRY, electric fireplace, iron spindle railing, West Coast Fusion elevation, Shoreline coloboard. \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® #	E4446411
Price	\$584,900
Bedrooms	3
Bathrooms	2.50



#### SHORELINE

INSPIRED BY TIMELESS COASTAL TOWNS

Inviting and approachable, this timeless look captures the charm and beauty of misty rain and the warmth of driftwood on rolling beaches. Calm greys in the slim shaker cabinetry are softened by the marbled details in the quartz countertops, beveled backsplash tile and warm wood flooring. The entire look is pulled together with classic brushed nickel details found throughout your home in the hardware, faucets, and designer lighting.



Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	312 30 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C9

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	42
Zoning	Zone 53

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Listing information last updated on August 15th, 2025 at 10:02am MDT