

\$439,000 - 15104 31 Street Nw, Edmonton

MLS® #E4423583

\$439,000

3 Bedroom, 2.50 Bathroom, 1,642 sqft
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

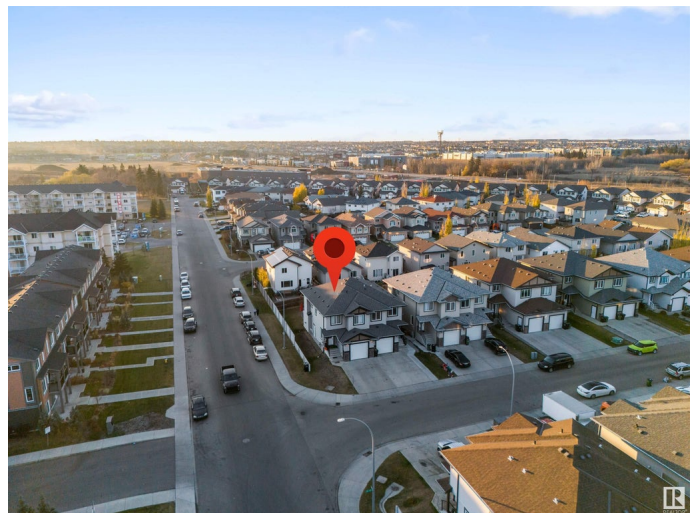
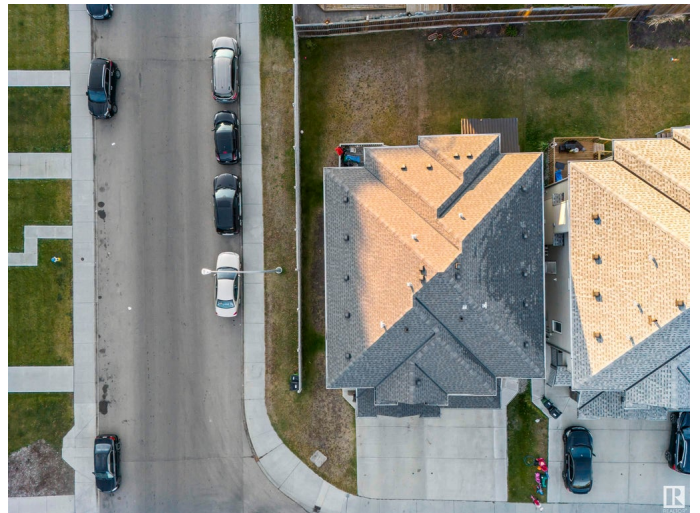
NO CONDO FEES! Welcome to this nearly 1,650 sqft home on a bright corner lot in the Kirkness neighborhood. This property offers great value for families & investors. The main floor has an open-concept layout with plenty of natural light, ideal for gatherings. The living area has a space for a TV setup, and the kitchen features ceiling-height cabinets & granite countertops. Upstairs, there are 3 spacious bedrooms, including a large master suite with a 5-piece ensuite. A bonus room provides extra space for family activities or a home office. Additional features include second floor laundry, a cozy fireplace in the living room, & ample storage throughout. The large backyard includes a built-in deck for entertaining or relaxing. SIDE ENTRANCE offers great future potential for a legal basement suite, perfect for rental income or extended family. Located minutes from Anthony Henday Highway, Kirkness School, parks, schools, & shopping, this home offers comfort & convenience in one of Edmonton's prime areas.

Built in 2016

Essential Information

MLS® # E4423583

Price \$439,000



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,642 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 15104 31 Street Nw |
| Area | Edmonton |
| Subdivision | Kirkness |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3T5 |

Amenities

| | |
|----------------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke |
| Parking Spaces | 3 |
| Parking | Single Garage Detached |

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 |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 1st, 2025 |
| Days on Market | 34 |
| Zoning | Zone 35 |

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Listing information last updated on April 4th, 2025 at 6:47am MDT