

## \$449,000 - 15123 31 Street, Edmonton

MLS® #E4430554

**\$449,000**

3 Bedroom, 3.50 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Beautifully upgraded home with attached garage and fully finished basement with side entrance. The main floor features an open layout with hardwood floors, granite countertops, gas fireplace, and a bright dining nook overlooking the spacious backyard. Upstairs offers a cozy bonus room, two bedrooms, full bath, and a stylish owner's suite with French doors, walk-in closet, and ensuite. The finished basement adds a third living space and an additional bathroom. This home shows 10/10 with quality upgrades throughout.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4430554      |
| Price          | \$449,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,551         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15123 31 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0S2         |

## Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Stove-Electric, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 67               |
| Zoning         | Zone 35          |

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