

Courtesy Of Prince Bhatti Of Exp Realty

## \$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

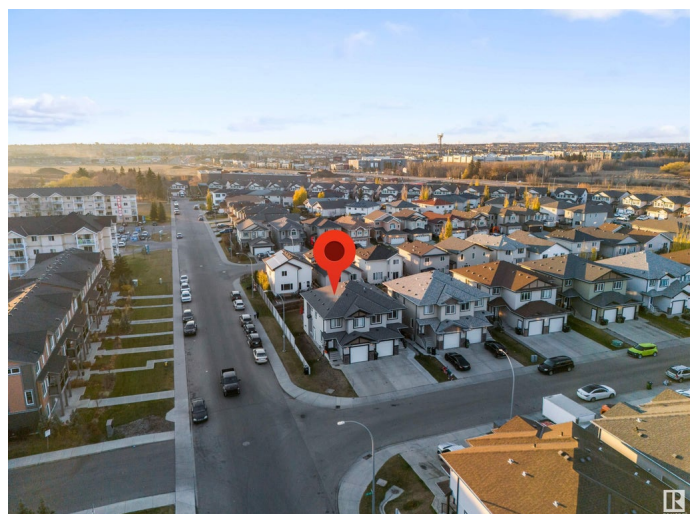
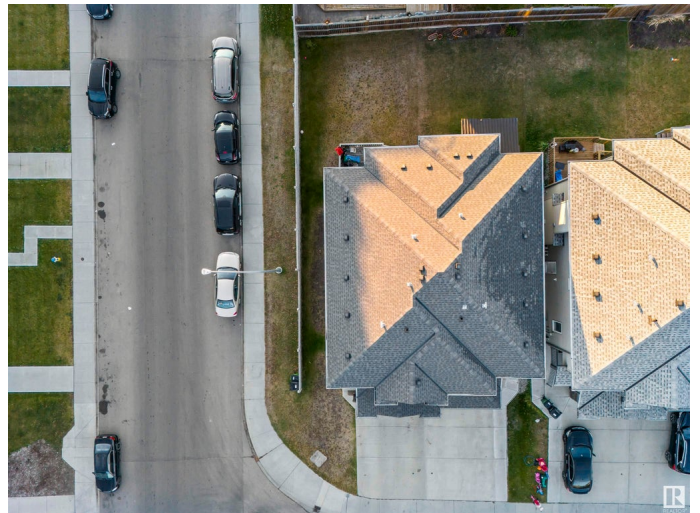
NO CONDO FEES! Welcome to this nearly 1,650 sqft home on a bright corner lot in the Kirkness neighborhood. This property offers great value for families & investors. The main floor has an open-concept layout with plenty of natural light, ideal for gatherings. The living area has a space for a TV setup, 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	37
Zoning	Zone 35

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Listing information last updated on April 6th, 2025 at 10:02pm MDT