

## \$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
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### 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	66
Zoning	Zone 35

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