

## \$588,000 - 10430 31a Avenue, Edmonton

MLS® #E4457780

**\$588,000**

3 Bedroom, 3.50 Bathroom, 2,138 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Welcome to this rare opportunity to own a beautifully maintained Ace Lange-built home offering over 3,100 SqFt of finished living space across a fully finished 5-level split! Featuring 3.5 baths, including 2 steam showers, a spacious foyer, and a large family room with a cozy gas fireplace. The kitchen boasts granite countertops, while large south-facing front windows fill the home with natural light. Enjoy a north-facing backyard with a composite deck, vinyl fencing, and low-maintenance turf landscaping—perfect for entertaining. Upgrades include a durable metal roof, 2 furnaces, 2 central A/C units, and central vac. The dream garage is ideal for highly organized buyers with excellent storage solutions. Nestled in a quiet, established neighborhood close to schools, shopping, and walking distance to the LRT, this must-see home offers the perfect blend of space, convenience, and bright, sunshine-filled living!

Built in 1975

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457780  |
| Price      | \$588,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,138                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 5 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10430 31a Avenue |
| Area        | Edmonton         |
| Subdivision | Steinhauer       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 3B4          |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Countertop Inductn |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                                                                                    |
| Stories           | 5                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Metal              |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Steinhauer             |
| Middle     | Duggan                 |
| High       | Harry Ainley Composite |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 46                   |
| Zoning         | Zone 16              |

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Listing information last updated on October 30th, 2025 at 9:47pm MDT