

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	38
Zoning	Zone 35

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Listing information last updated on April 8th, 2025 at 7:17pm MDT