

## \$448,535 - 15135 31 Street, Edmonton

MLS® #E4456826

### \$448,535

4 Bedroom, 3.50 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Airconditioned home with almost 2000 sf of living space is RENOVATED recently. Freshly painted, Vinyl planks replaced the Carpet on main, upper levels and stairs. Ready to move in. Separate entrance to the finished basement with a kitchen, a bedroom, living - dining area and a full washroom. House offers 4 Bedrooms, 3.5 Washrooms, 2 kitchens (one in basement), bonus and 2 living rooms (one in basement). A huge window in the stairs makes it a bright home. Freshly painted and cleaned will surely appeal you.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456826      |
| Price          | \$448,535     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,469         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15135 31 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0S2         |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Natural Gas |
| Parking Spaces | 2                                          |
| Parking        | Single Garage Attached                     |

## Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Glass Door, Masonry                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

## Exterior

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

## School Information

|            |                 |
|------------|-----------------|
| Elementary | Kirkness School |
|------------|-----------------|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 16                  |

## Zoning

## Zone 35

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Listing information last updated on September 23rd, 2025 at 9:02pm MDT