

## **\$499,900 - 15117 31 Street, Edmonton**

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MLS® #E4456632

**\$499,900**

5 Bedroom, 3.50 Bathroom, 1,739 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to the sought-after neighborhood of Kirkness. This 2015-built home offers 1739sqft of thoughtfully designed living space. The property features a modern U-shaped kitchen with ample cabinetry and counter space, seamlessly flowing into an open dining area. The cozy living room includes an electric fireplace. With 3 spacious bedrooms, 2.5 baths, a bonus room and laundry upstairs, this home provides comfort and convenience. The fully finished basement has its own separate entrance through garage main door and is finished with 2 additional bedrooms, its own kitchen, a full washroom, a living area, & even a separate laundry is ideal for extended family. Enhance your outdoor living with a large sundeck with privacy fence and a spacious backyard. Located just 1 minute from Kirkness School/Kirkness Park and 3 minutes from Manning Town Centre, easy access to Anthony Henday & other essential amenities.

Built in 2015

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4456632  |
| Price      | \$499,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,739         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15117 31 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3T5         |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Organizers, Deck, Detectors Home, Vinyl Windows |
| Parking   | Single Garage Attached                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher - Energy Star, D Opener, Hood Fan, Microwave, Washer, Dryer-Two, Refriger |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Suite         | Yes                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |



|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 52                  |
| Zoning         | Zone 35             |

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Listing information last updated on October 29th, 2025 at 1:47pm MDT