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

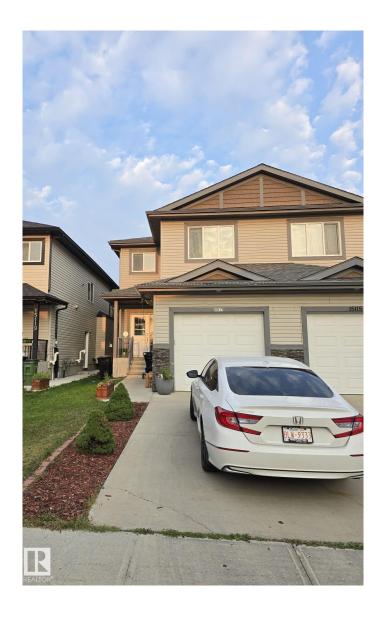
MLS® #E4456632

# \$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

Full Baths

#### **Essential Information**

MLS® # E4456632 Price \$499,900

3

Bedrooms 5 Bathrooms 3.50 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, [

Opener, Hood Fan, Microwa

Washer, Dryer-Two, Refriger

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

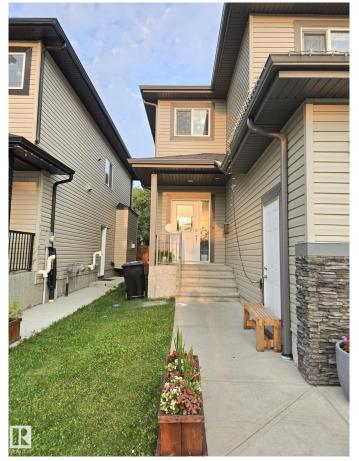
**Exterior** 

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