Courtesy Of Gurpartap Budhel Of Initia Real Estate

$489,000 - 15117 31 Street, Edmonton

MLS® #E4465715

$489,000
5 Bedroom, 3.50 Bathroom, 1,731 sqft
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to the sought-after neighborhood of Kirkness. This 2015-built home offers 1730 sqft of thoughtfully designed living space plus 622 sqft of finished basement 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 the garage main door, which is finished with 2 additional bedrooms, 2nd kitchen, a full washroom, a living area, & even a separate laundry ideal for an extended family. Enhance your outdoor living with a large sundeck with a privacy fence and a spacious backyard. Located just 1 minute from Kirkness School/Kirkness Park and 3 minutes from Manning Town Centre, with easy access to Anthony Henday & other essential amenities.

Built in 2015

Essential Information

MLS® #	E4465715
Price	$489,000
Bedrooms	5

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,731
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, No Smoking Home, S See Remarks, 9 ft. Basemen
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Fa Hood Fan, Microwave Ho Stoves-Two, Washers-Two
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, Landscaped, Level Land, No Back Lane, No Through Road, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Days on Market	7
Zoning	Zone 35

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