\$489,000 - 15117 31 Street, Edmonton

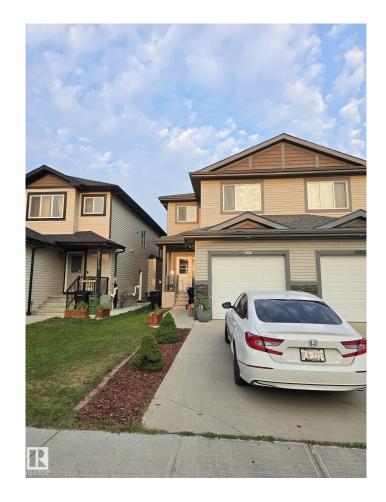
MLS® #E4465715

\$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 Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Deck, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows,

See Remarks, 9 ft. Basement Ceiling

Parking Single Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Fan-Ceiling, Garage Control, Garage Opener,

Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two,

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

Zoning Zone 35

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Listing information last updated on November 14th, 2025 at 7:17pm MST