

\$514,900 - 15117 31 Street, Edmonton

MLS® #E4456632

\$514,900

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	\$514,900
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, Refrigerator
 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	11
Zoning	Zone 35

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