

Courtesy Of Tyler J Ellis Of Real Broker

## \$469,900 - 15132 31 Street, Edmonton

MLS® #E4454122

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,645 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

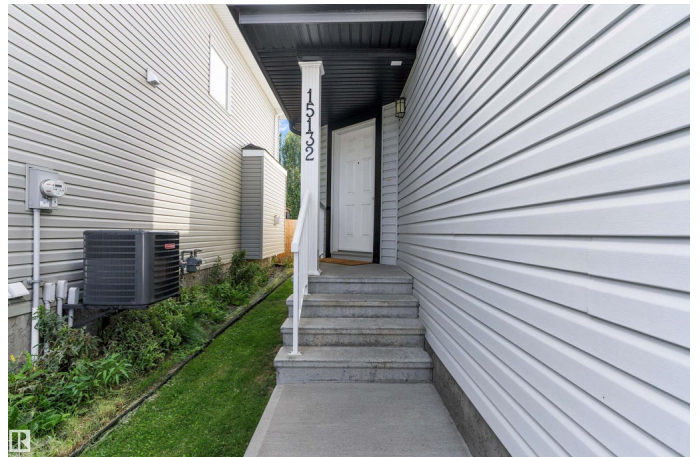
Incredible Value! 2,000 Sq. Ft. Half Duplex with No Condo Fees! This spacious 2-storey half duplex offers nearly 2,000 sq. ft. of living space in a family-friendly neighbourhood. The main floor features an open-concept layout with a bright living room, dining area, and modern kitchen with quartz countertops, accented by laminate flooring. A convenient half bath completes this level. Upstairs, youâ€™ll find three generous bedrooms, including a primary suite with 4-piece ensuite, plus a second full bath and bonus room, perfect as an office, playroom, or lounge. The main living area and downstairs have been freshly painted, creating a bright, move-in ready feel. The separate-entry basement includes a spacious rec room, ideal for family activities, hobbies, or a home gym. Outside, enjoy a low-maintenance backyard and parking with a double attached garage plus driveway space. Close to schools, shopping, transit, and major routes, this home offers comfort, convenience, and affordabilityâ€”don't miss this chance!

Built in 2013

### Essential Information

MLS® # E4454122

Price \$469,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,645
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	15132 31 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0S3

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	Zone 35

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Listing information last updated on August 22nd, 2025 at 4:17am MDT