# \$619,000 - 707 31 Avenue, Edmonton

MLS® #E4418836

## \$619,000

4 Bedroom, 3.00 Bathroom, 1,997 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Completing this Summer! This brand new, nearly 2000 sqft home offers unparalleled modern luxury and comfort. This Park facing home has no neighbours directly in front and comes with 4 bedrooms and 3 full baths. Step inside and be greeted by upgraded spindle railings and luxurious vinyl plank flooring that flows seamlessly throughout the house. Custom gloss cabinetry and a walk through pantry provides both style and ample storage. Complemented by a main floor bedroom and full bathroom for added convenience. 3 additional bedrooms upstairs along with a bonus room. With a separate entry to the basement, the possibilities for customization are endless. Outside, the large backyard offers plenty of space for outdoor enjoyment and entertainment.

Built in 2025

#### **Essential Information**

MLS® # E4418836 Price \$619,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

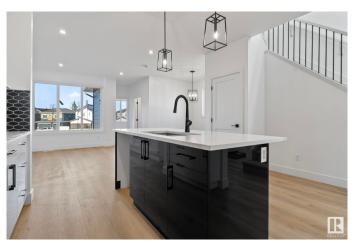
Square Footage 1,997

Acres 0.00

Year Built 2025







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 707 31 Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2V6

#### **Amenities**

Amenities Closet Organizers, Detectors Smoke, Hot Water Natural Gas, HRV

System, 9 ft. Basement Ceiling

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom Appliances Garage Opener

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Composition, Vinyl

Exterior Features Airport Nearby, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Composition, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed January 21st, 2025

Days on Market 100

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 12:47am MDT