\$489,000 - 15117 31 Street, Edmonton

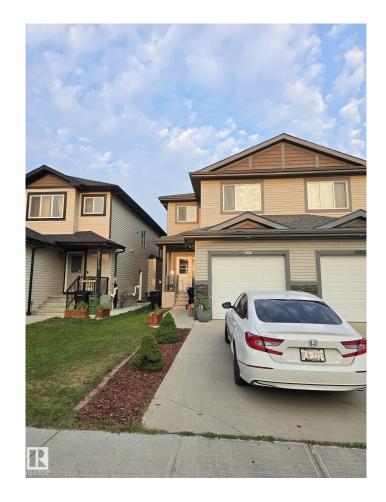
MLS® #E4465715

\$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

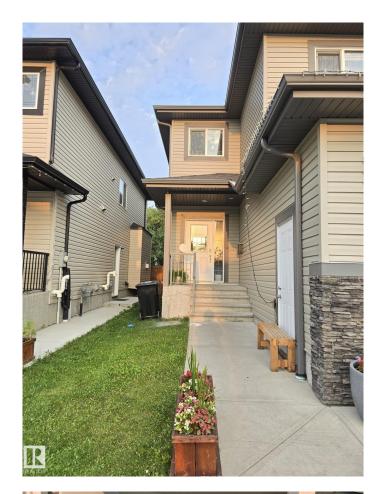
Has Suite Yes

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 1

Zoning Zone 35

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Listing information last updated on November 15th, 2025 at 10:17am MST