

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

MLS® #E4434509

**\$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® #	E4434509
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	Ceiling 9 ft., 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	May 5th, 2025
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Days on Market 37

Zoning Zone 30

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