

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, you'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 affordability—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	11
Zoning	Zone 35

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