

## \$469,000 - 14524 31a Street, Edmonton

MLS® #E4457203

**\$469,000**

5 Bedroom, 3.50 Bathroom, 1,649 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Located in established community of Kirkenes, this 2590ft<sup>2</sup> home includes many highlights: brand new 3-pcs bath and den, vinyl plank flooring, washer, stove, microwave, and dishwasher (2025); new shingles and HWT (2021); newer windows (2012); hardwood vanishing & fresh painting (2025). Main floor features large open living room, formal dining room, classic style kitchen with good brand appliances, breakfast area, and good sized bright family room with gas fueled fireplace. A bedroom/den and laundry room then complete entire floor. Going up to 2nd floor, you'll see massive master bedroom ensuite with 3-pcs bath, two additional bedrooms, and 4-pcs sharing bath. Stepping down to basement, you'll view extra bedroom, 3-pcs new bath, new den, recreation room, and utility/storage room. Through the back door of family room you may walk onto beautiful painted large sized deck to enjoy your BBQ party times with family and friends in Summer, especially. Easy access to schools, parks, shopping malls & transportations.

Built in 1982

### Essential Information

MLS® # E4457203

Price \$469,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,649                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14524 31a Street |
| Area        | Edmonton         |
| Subdivision | Kirkness         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 2H7          |

### Amenities

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                    |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                               |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco, Vinyl                                                                               |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 35              |

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Listing information last updated on September 14th, 2025 at 8:47pm MDT