

\$499,900 - 15117 31 Street, Edmonton

MLS® #E4456632

\$499,900

5 Bedroom, 3.50 Bathroom, 1,739 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to the sought-after neighborhood of Kirkness. This 2015-built home offers 1739sqft of thoughtfully designed living 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 garage main door and is finished with 2 additional bedrooms, its own kitchen, a full washroom, a living area, & even a separate laundry is ideal for extended family. Enhance your outdoor living with a large sundeck with privacy fence and a spacious backyard. Located just 1 minute from Kirkness School/Kirkness Park and 3 minutes from Manning Town Centre, easy access to Anthony Henday & other essential amenities.

Built in 2015

Essential Information

MLS® #	E4456632
Price	\$499,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,739
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, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, D Opener, Hood Fan, Microwave, Washer, Dryer-Two, Refriger
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, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby



Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 7th, 2025
Days on Market	37
Zoning	Zone 35

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