

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, youâ€™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 affordabilityâ€”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 | 28                |
| Zoning         | Zone 35           |

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Listing information last updated on September 18th, 2025 at 3:47pm MDT