

## \$499,000 - 1103 31 Street, Edmonton

MLS® #E4429902

**\$499,000**

3 Bedroom, 3.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This stunning semi-detached family home, built by Crystal Creek, offers over 1620 sq. ft. of open-concept living space, plus a fully developed basement. Featuring 4 spacious bedrooms and 3.5 bathrooms, including a master ensuite, the home is perfect for growing families. The kitchen boasts a large island and corner pantry and the living room features a cozy fireplace. Enjoy the convenience of upstairs laundry. The massive, fully fenced backyard is beautifully landscaped, complete with a spacious deck for outdoor entertaining. Additional highlights include a double car garage and a quiet cul-de-sac location.

Built in 2017

### Essential Information

MLS® #	E4429902
Price	\$499,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.00
Year Built	2017
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1103 31 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2C7

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Level Land, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 9th, 2025
Days on Market	21
Zoning	Zone 30

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Listing information last updated on April 30th, 2025 at 7:17pm MDT