

## \$399,900 - 14536 31a Street, Edmonton

MLS® #E4449005

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,008 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Immaculately kept and move-in ready! This charming 2+2 bedroom, 2 bathroom home offers thoughtful updates and pride of ownership throughout. The renovated kitchen features sleek stainless steel appliances, and the home includes both a water softening and reverse osmosis system for added comfort. Enjoy the convenience of an oversized 25x25 garage, plus a brand new shed for extra storage. Ideally located with quick access to schools, shopping, dining, and the Henday—this one checks all the boxes!

Built in 1982

### Essential Information

MLS® #	E4449005
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information



Address	14536 31a Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 2H7

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	Zone 35

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