

## \$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 | 22              |
| Zoning         | Zone 30         |

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Listing information last updated on May 1st, 2025 at 3:32am MDT