# \$599,000 - 607 31 Avenue, Edmonton

MLS® #E4447255

#### \$599,000

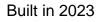
3 Bedroom, 2.50 Bathroom, 2,120 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this Lovely home that exudes elegance and thoughtful layout. As you enter, open-to-above middle staircase greets you. With 9' ceiling openness enhances your experience. kitchen boasts quartz countertop for style and durability . Railing throughout the main and 2nd floor adds Upgrade and flow and beauty of the home. Owner's ensuite, featuring a 4-piece bathroom with a dual sink vanity and a tiled shower, creating a spa-like retreat within your own home. The garage floor drain.







## **Essential Information**

| MLS® #         | E4447255               |
|----------------|------------------------|
| Price          | \$599,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,120                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |



## **Community Information**

| Address     | 607 31 Avenue |
|-------------|---------------|
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2V6       |

#### Amenities

| Amenities | Ceiling 9 ft.          |
|-----------|------------------------|
| Parking   | Double Garage Attached |

### Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Corner Lot, Playground Nearby, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

#### **Additional Information**

| Date Listed    | July 10th, 2025 |
|----------------|-----------------|
| Days on Market | 8               |
| Zoning         | Zone 30         |

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Listing information last updated on July 18th, 2025 at 1:03pm MDT