

**\$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 | 10              |
| Zoning         | Zone 35         |

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Listing information last updated on August 1st, 2025 at 3:33pm MDT