

\$619,800 - 3218 31 Avenue, Edmonton

MLS® #E4422802

\$619,800

4 Bedroom, 3.50 Bathroom, 1,735 sqft
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Luxurious FULLY-CONTAINED LEGAL SUITE in this 2-storey with WALKOUT BASEMENT with IN-FLOOR heating, backing onto a gorgeous LAKE - perfect for multi-generational families or help with the mortgage! Quiet cul-de-sac location- it's like country living in the city! With over 2500 sq ft of total living space, this home offers 4 bedrooms total, 3 full & 1 half bath, 10 appliances and NEWLY UPDATED \$13,000 low-maintenance on-demand system to supply hot water & cozy basement in-floor heating. There's a main floor den/flex space, large open-concept living room & kitchen with pantry & sunny eating nook - all looking out at the huge deck and lake. Main floor laundry too! Upstairs there's 3 good-sized bdrms with a luxury en-suite with jetted tub, oversized shower & walk-thru closet. The LEGAL SUITE is exceptional - Lovely kitchen, large bedroom, 4 pce bath, separate laundry AND...A SECRET STAIRCASE LEADING TO THE MAIN FLOOR (locks off). Huge 822 sq m pie lot with storage shed & patio for the suite - come see!!

Built in 2003

Essential Information

MLS® #	E4422802
Price	\$619,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,735
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3218 31 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X4

Amenities

Amenities	Deck, Fire Pit, Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Fan-Ceiling, Hood Fan, Storage Shed, Stove-Electric, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Ski Hill Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed February 25th, 2025

Days on Market 17

Zoning Zone 30

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Listing information last updated on March 14th, 2025 at 8:47am MDT