

## \$299,000 - 6912 31 Avenue, Edmonton

MLS® #E4442703

**\$299,000**

3 Bedroom, 3.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Experience modern living in this stunning 1,350 sq. ft. duplex-style condo, nestled in a serene and well-maintained complex with only 22 units. Step inside to discover a spacious main floor featuring a large master bedroom complete with a luxurious 3-piece ensuite, plus an additional 4-piece bath and a convenient 2-piece bath. The second floor boasts two generously sized bedrooms and a fantastic loft area perfect for a home office or cozy reading nook. Enjoy the bright and airy atmosphere created by the neutral decor, sunlit ceilings, and beautiful oak cabinets in the kitchen. Additional highlights include a built-in vacuum, and a warm wood fireplace to enhance your living space. This home also features a fully finished basement, an attached garage, and an extra private parking stall for your convenience. Don't miss the opportunity to make this exceptional condo your own!

Built in 1988

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442703  |
| Price      | \$299,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,256             |
| Acres          | 0.00              |
| Year Built     | 1988              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6912 31 Avenue |
| Area        | Edmonton       |
| Subdivision | Kameyosek      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3X6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vinyl Windows          |
| Parking   | Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Vinyl                          |
| Exterior Features | Cul-De-Sac, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Vinyl                          |
| Foundation        | Concrete Perimeter                   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 29 |
| Condo Fee      | \$300   |

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Listing information last updated on June 27th, 2025 at 3:17am MDT