

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

MLS® #E4447255

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,120 sqft

Single Family on 0.00 Acres

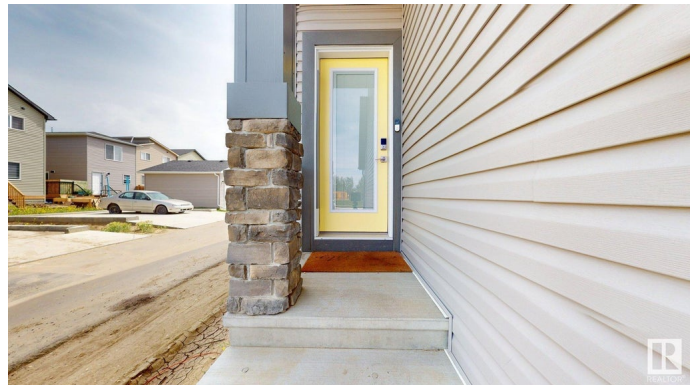
Maple Crest, Edmonton, AB

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.

Built in 2023

### 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                   |
| Type           | 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 | 26              |
| Zoning         | Zone 30         |

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Listing information last updated on August 5th, 2025 at 7:32pm MDT