

## \$529,000 - 1105 31 Street, Edmonton

MLS® #E4438904

**\$529,000**

5 Bedroom, 3.50 Bathroom, 1,671 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning front-attached Double car Garage duplex in the desirable Laurel community, offering over 2,000 sq ft of total living space. Built in 2018, this home sits on a Huge Pie-shaped lot with a beautiful view and features a spacious deck, Gazebo, and a well-kept backyardâ€”perfect for entertaining or relaxing. Inside boasts a stylish kitchen and an open-concept layout. Offering 5 bedrooms and 3.5 bathrooms, the upper floor includes 3 bedrooms and 2 full baths, while the main level has a convenient half bath. The fully finished basement, completed with City Permits and Inspections, adds 2 more bedrooms and a full bathroomâ€”ideal for guests or extended family. Equipped with 13 SOLAR Pannels, this home is energy-efficient and helps lower monthly utility bills. A rare opportunity to own a well-kept, spacious home on one of the largest lots in theÃ¢ neighborhood!

Built in 2018

### Essential Information

MLS® #	E4438904
Price	\$529,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,671
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1105 31 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2C7

### **Amenities**

Amenities	Deck, Gazebo, Solar Equipment
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Asphalt
Exterior Features	Airport Nearby, Backs Onto Lake, Cul-De-Sac, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 28th, 2025

Days on Market 19

Zoning Zone 30

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