



15104 31 Street NW Edmonton AB

\$459,000

NO CONDO FEES! Welcome to this nearly 1,650 sqft home on a bright corner lot in the Kirkness neighborhood. This property offers great value for families & investors. The main floor has an open-concept layout with plenty of natural light, ideal for gatherings. The living area has a space for a TV setup, and the kitchen features ceiling-height cabinets & granite countertops. Upstairs, there are 3 spacious bedrooms, including a large master suite with a 5-piece ensuite. A bonus room provides extra space for family activities or a home office. Additional features include second floor laundry, a cozy fireplace in the living room, & ample storage throughout. The large backyard includes a built-in deck for entertaining or relaxing. SIDE ENTRANCE offers great future potential for a legal basement suite, perfect for rental income or extended family. Located minutes from Anthony Henday Highway, Kirkness School, parks, schools, & shopping, this home offers comfort & convenience in one of Edmonton's prime areas.

Listing Presented By:



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