



## 3219 31 Avenue Edmonton AB

\$599,800

BACKS ONTO POND, WALK OUT BASEMENT, SHOWS GORGEOUS, BEST PRICE! Breathtaking views of the pond, southwest backyard exposure. Walk out basement that is fully finished and professionally finished, with 9-foot ceilings. Large pie lot, quiet cul-de-sac location. Best priced home in SE Edmonton backing onto a pond. Giant deck (10 feet X 20 feet). Central air conditioning. 3 bedrooms, 3 full baths. Open floor plan, main floor family room. Sunny and bright - big windows throughout. This fine home shows ABSOLUTELY IMMACULATE, PRIDE OF OWNERSHIP. Large patio, supported by 6 piles. Upgraded wiring throughout. Newer shingles, newer HWT. Garage has floor drain and electric furnace. Prepare to be impressed!

Listing Presented By:



Originally Listed by:  
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