

## \$637,900 - 20003 31 Avenue, Edmonton

MLS® #E4435432

**\$637,900**

4 Bedroom, 3.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Beautiful 2-storey home w/legal basement suite & attached double garage in the desirable Uplands community in west Edmonton. Over 2,500 sq ft of finished living space incl. basement. Main floor features open-to-above ceilings, vinyl plank & tile flooring, chef's kitchen w/SS appliances, quartz countertops, island & pantry. Spacious living room w/electric fireplace, dining area & deck overlooking backyard. Flooded w/natural light thanks to lg windows throughout. Upstairs offers a bonus room w/coffered ceilings, laundry, 3 bedrooms incl. a primary suite w/walk-in closet & 5-pc ensuite w/soaker tub. Legal basement suite has separate entrance, 1 bedroom, full bath, kitchen, laundry & open living space—perfect for rental income or extended family. Close to schools, shopping, healthcare & trails. A flawless, move-in ready home!

Built in 2022

### Essential Information

MLS® #	E4435432
Price	\$637,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,765
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20003 31 Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N7

### Amenities

Amenities	Ceiling 9 ft., Guest Suite, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Creek, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	102
Zoning	Zone 57

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