

# \$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	58
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 10:32pm MDT