

\$599,900 - 3218 31 Avenue, Edmonton

MLS® #E4422802

\$599,900

4 Bedroom, 3.50 Bathroom, 1,735 sqft
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Luxurious FULLY-CONTAINED LEGAL SUITE in this 2-storey with WALKOUT BASEMENT with IN-FLOOR heating, backing onto a gorgeous LAKE - perfect for multi-generational families or help with the mortgage! Quiet cul-de-sac location- it's like country living in the city! With over 2500 sq ft of total living space, this home offers 4 bedrooms total, 3 full & 1 half bath, 10 appliances and NEWLY UPDATED \$13,000 low-maintenance on-demand system to supply hot water & cozy basement in-floor heating. There's a main floor den/flex space, large open-concept living room & kitchen with pantry & sunny eating nook - all looking out at the huge deck and lake. Main floor laundry too! Upstairs there's 3 good-sized bdrms with a luxury en-suite with jetted tub, oversized shower & walk-thru closet. The LEGAL SUITE is exceptional - Lovely kitchen, large bedroom, 4 pce bath, separate laundry AND...A SECRET STAIRCASE LEADING TO THE MAIN FLOOR (locks off). Huge 822 sq m pie lot with storage shed & patio for the suite - come see!!

Built in 2003

Essential Information

| | |
|--------|-----------|
| MLS® # | E4422802 |
| Price | \$599,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,735 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3218 31 Avenue |
| Area | Edmonton |
| Subdivision | Silver Berry |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1X4 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Fire Pit, Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Fan-Ceiling, Hood Fan, Storage Shed, Stove-Electric, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas, See Remarks |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Backs Onto Lake, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Ski Hill Nearby, View Lake |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 25th, 2025

Days on Market 40

Zoning Zone 30

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Listing information last updated on April 6th, 2025 at 4:17am MDT