

## \$529,000 - 1105 31 Street, Edmonton

MLS® #E4438904

**\$529,000**

5 Bedroom, 3.50 Bathroom, 1,671 sqft

Single Family on 0.00 Acres

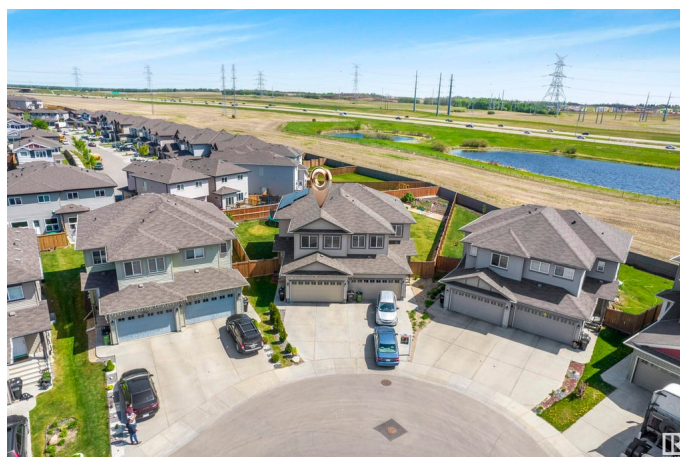
Laurel, Edmonton, AB

Welcome to this stunning front-attached Double car Garage duplex in the desirable Laurel community, offering over 2,000 sq ft of total living space. Built in 2018, this home sits on a Huge Pie-shaped lot with a beautiful view and features a spacious deck, Gazebo, and a well-kept backyardâ€”perfect for entertaining or relaxing. Inside boasts a stylish kitchen and an open-concept layout. Offering 5 bedrooms and 3.5 bathrooms, the upper floor includes 3 bedrooms and 2 full baths, while the main level has a convenient half bath. The fully finished basement, completed with City Permits and Inspections, adds 2 more bedrooms and a full bathroomâ€”ideal for guests or extended family. Equipped with 13 SOLAR Pannels, this home is energy-efficient and helps lower monthly utility bills. A rare opportunity to own a well-kept, spacious home on one of the largest lots in theÃ¢ neighborhood!

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438904  |
| Price      | \$529,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,671         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1105 31 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2C7        |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Deck, Gazebo, Solar Equipment |
| Parking   | Double Garage Attached        |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt   |
| Exterior Features | Airport Nearby, Backs Onto Lake, Cul-De-Sac, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Asphalt   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 28th, 2025

Days on Market 20

Zoning Zone 30

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Listing information last updated on June 17th, 2025 at 3:02am MDT