

## \$769,000 - 10405 31a Avenue, Edmonton

MLS® #E4436155

**\$769,000**

6 Bedroom, 3.50 Bathroom, 2,186 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Move into this Ace Lange built home w/ enough space & bedrooms for a large family. This 6 bedroom home has over 3500 sq feet of developed living space. 3 Large Living spaces, 2 fireplaces, a sun room & has undergone a full renovation. The chef will appreciate the gourmet kitchen featuring new appliances, a huge wet island w/ luxurious quartz countertops, a breakfast bar, bayed eating area, built in china cabinets & tonnes of cabinet space. The kitchen has a view of the stunning pool a perfect open concept space for entertainment. Cool off on those hot summer days in the 36x18 foot in ground swimming pool w/ a new liner. Warm up on cool evenings in the hot tub. The sun room is a great space for quiet relaxation. This home is upgraded including, new luxurious vinyl plank flooring throughout, renovated bathrooms, newer furnaces, electrical, & fencing. Enjoy the peace & quiet of an established neighborhood that is close to schools & all the amenities & walking distance to LRT train. HUGE 734 sq.m lot.

Built in 1975

### Essential Information

MLS® # E4436155

Price \$769,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,186
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	10405 31a Avenue
Area	Edmonton
Subdivision	Steinhauer
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2Y4

### Amenities

Amenities	Deck, Gazebo, Hot Tub, No Animal Home, Pool-Outdoor, Skylight, Sunroom, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Humidifier-Power(Furnace), Intercom, Oven-Microwave, Storage Shed, Stove-Gas, Washer, Window Coverings, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Stone Facing
Stories	5
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features      Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof                              Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Stenhauer School

Middle                      D.S. McKenzie School

High                         Harry Ainlay School

**Additional Information**

Date Listed                May 13th, 2025

Days on Market        22

Zoning                      Zone 16

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