

## \$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 39

Zoning Zone 30

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