

## \$689,999 - 2608 31 Street, Edmonton

MLS® #E4435248

**\$689,999**

6 Bedroom, 4.00 Bathroom, 2,014 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this stunning walkout bi-level home featuring 6 spacious bedrooms and 4 full bathrooms, perfect for large families or investment potential. The main living area boasts high ceilings and a modern kitchen with stainless steel appliances. This house has 14 ft vaulted ceiling and maple kitchen with quartz counter top. The primary bedroom is privately located on the upper level and includes a walk-in closet. The fully finished basement offers two separate living spaces—one side with 2 bedrooms and a full bath, kitchen, and the other with 1 bedroom and a full bath, with rough-ins ready for a stove and hood fan to create a fully functional suite. This home is ideally situated close to Silverberry Ground, public transit, schools, shopping, and all essential amenities. With its flexible layout and excellent location, this property is a must-see!

Built in 2010

### Essential Information

MLS® #	E4435248
Price	\$689,999
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,014
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2608 31 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1R2

### Amenities

Amenities	Car Wash, No Animal Home, No Smoking Home, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Zone 30

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