

## \$675,000 - 10405 31a Avenue, Edmonton

MLS® #E4436155

**\$675,000**

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 \$675,000



|                |                        |
|----------------|------------------------|
| 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 | 82 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 16 |
|--------|---------|

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Listing information last updated on August 3rd, 2025 at 5:02am MDT