

## **\$385,000 - 14416 31 Street, Edmonton**

MLS® #E4464271

**\$385,000**

5 Bedroom, 2.50 Bathroom, 1,083 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Great investment opportunity in the community of Kirkness! This classic bungalow offers plenty of potential for those looking to build equity or add to their rental portfolio. Featuring a separate basement suite with its own entrance, this property provides an excellent opportunity for rental income from one or both levels. The main floor offers a functional layout with a bright living room, dining area, and kitchen with dark cabinetry and mosaic backsplash. Three bedrooms complete the main level, including a primary bedroom with a private two-piece ensuite. Downstairs, you'll find a spacious in-law suite with a second kitchen, large family area, two additional bedrooms, and a full bathroom. With its solid layout, separate suite, and prime location near schools, shopping, and restaurants, this property offers endless potential. A great opportunity for investors or buyers looking for a home with income possibilities – the perfect place to start building equity!

Built in 1980

### **Essential Information**

MLS® # E4464271

Price \$385,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,083                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14416 31 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1Y8         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Closet Organizers |
| Parking   | No Garage                                             |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Kirkness School |
| Middle     | John D Bracco   |
| High       | Eastglen School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 35            |

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Listing information last updated on November 4th, 2025 at 3:03pm MST