

# \$499,999 - 8820 31 Avenue, Edmonton

MLS® #E4443417

**\$499,999**

6 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

**INVESTOR ALERT!** Rare Opportunity to acquire a 6 Bedroom Bi-Level /w 3 Bedroom Legal Suite and Double Detached Garage! Located in the desirable neighbourhood of Tipaskin. The Main Floor features 3 large bedrooms including a nice size master bedroom with ensuite. Downstairs features 3 large bedrooms, big windows, separate entrance and large kitchen. Roof was replaced in 2024. Walking distance to Tipaskin School and Tipaskin Park. Close to Shopping, Public Transportation, Schools and Parks.

Built in 1977

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443417               |
| Price          | \$499,999              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,184                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 8820 31 Avenue |
| Area        | Edmonton       |
| Subdivision | Tipaskan       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3A6        |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 29         |

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Listing information last updated on July 2nd, 2025 at 8:03am MDT