

# \$624,900 - 711 31 Avenue, Edmonton

MLS® #E4447822

## \$624,900

4 Bedroom, 3.00 Bathroom, 2,077 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Completing this Summer! This brand new, nearly 2000 sqft home offers unparalleled modern luxury and comfort. This Park facing home has no neighbours directly in front and comes with 4 bedrooms and 3 full baths. Step inside and be greeted by upgraded spindle railings and luxurious vinyl plank flooring that flows seamlessly throughout the house. Custom gloss cabinetry and a walk through pantry provides both style and ample storage. Complemented by a main floor bedroom and full bathroom for added convenience. 3 additional bedrooms upstairs along with a bonus room. With a separate entry to the basement, the possibilities for customization are endless. Outside, the large backyard offers plenty of space for outdoor enjoyment and entertainment.

Built in 2024



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447822  |
| Price          | \$624,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,077     |
| Acres          | 0.00      |
| Year Built     | 2024      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 711 31 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2V6       |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                 |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener             |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition, Vinyl                                                                                |
| Exterior Features | Airport Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick, Composition, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 15th, 2025 |
|-------------|-----------------|

Days on Market 18

Zoning Zone 30

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Listing information last updated on August 2nd, 2025 at 8:47pm MDT