

## \$475,000 - 10411 31 Avenue, Edmonton

MLS® #E4433622

**\$475,000**

4 Bedroom, 2.50 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Nestled in sought-after Steinhauer, this spacious 4-level split is the perfect canvas for your dream family home. With a bit of TLC, it's ready to sparkle again! The main floor features bright, open living and dining spaces with new vinyl plank flooring and a large kitchen with upgraded gas stove with double oven, and Miele dishwasher. Upstairs you'll find a roomy primary with 2pc en suite, two more bedrooms & a 4pc bath. The lower level offers a cozy family room with wood-burning fireplace, a bedroom, and a 3pc bath. The finished basement has a great rec room with wet bar, laundry with upgraded Whirlpool washer/dryer, and tons of storage. Outside, enjoy the stone patio, garden space, 3 sheds, and room to play. Oversized heated garage with workbench, shelving & bonus electrical panel—perfect for DIYers. RV pad included too! All this AND enjoy the central Air conditioning to stay cool all summer long! Located steps from schools, parks, shopping & the LRT—location is a 10/10.

Built in 1975

### Essential Information

MLS® # E4433622

Price \$475,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	10411 31 Avenue
Area	Edmonton
Subdivision	Steinhauer
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3K2

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	5
Parking	Double Garage Detached, Heated, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 16

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