

\$299,000 - 6912 31 Avenue, Edmonton

MLS® #E4442703

\$299,000

3 Bedroom, 3.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Experience modern living in this stunning 1,350 sq. ft. duplex-style condo, nestled in a serene and well-maintained complex with only 22 units. Step inside to discover a spacious main floor featuring a large master bedroom complete with a luxurious 3-piece ensuite, plus an additional 4-piece bath and a convenient 2-piece bath. The second floor boasts two generously sized bedrooms and a fantastic loft area perfect for a home office or cozy reading nook. Enjoy the bright and airy atmosphere created by the neutral decor, sunlit ceilings, and beautiful oak cabinets in the kitchen. Additional highlights include a built-in vacuum, and a warm wood fireplace to enhance your living space. This home also features a fully finished basement, an attached garage, and an extra private parking stall for your convenience. Don't miss the opportunity to make this exceptional condo your own!

Built in 1988

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442703 |
| Price | \$299,000 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,256 |
| Acres | 0.00 |
| Year Built | 1988 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6912 31 Avenue |
| Area | Edmonton |
| Subdivision | Kameyosek |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 3X6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

| | |
|----------------|---------|
| Days on Market | 17 |
| Zoning | Zone 29 |
| Condo Fee | \$300 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 10:03am MDT