

# \$638,900 - 20019 31 Avenue, Edmonton

MLS® #E4433193

**\$638,900**

4 Bedroom, 3.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Incredible opportunity with a LEGAL BASEMENT SUITE in a quiet CUL-DE-SAC, backing onto a stunning SCENIC RAVINE! This 4-BEDROOM, 3.5-BATH beauty delivers style, space, and smart design. Enjoy 9'™ CEILINGS, VINYL FLOORING, a DOUBLE ATTACHED GARAGE, and SEPARATE SIDE ENTRANCE. The bright CHEF™S KITCHEN wows with QUARTZ COUNTERTOPS, a LARGE ISLAND, STAINLESS STEEL APPLIANCES, TALL UPPER CABINETS, and a CORNER PANTRY. Upstairs features a BONUS ROOM, LAUNDRY, a 4-PC BATH, and 3 spacious BEDROOMS, including a PRIMARY SUITE with a WALK-IN CLOSET and LUXURIOUS 5-PC ENSUITE. The FULLY FINISHED LEGAL BASEMENT SUITE adds a FAMILY ROOM, BEDROOM, and FULL BATH™perfect for extra income or extended family. Steps from SCHOOLS, SHOPPING, TRAILS, and all major AMENITIES. Move-in ready and packed with potential!

Built in 2022

## Essential Information

MLS® # E4433193

Price \$638,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,783
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20019 31 Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N7

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	19
Zoning	Zone 57

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 May 17th, 2025 at 12:17pm MDT