

**\$599,500 - 611 31 Avenue, Edmonton**

MLS® #E4441754

**\$599,500**

3 Bedroom, 2.50 Bathroom, 1,994 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

**\*\*MAPLE CREST\*\*SOUTH**

**EDMONTON\*\*BUILDER - Bedrock Homes**

Walk through the foyer and into the large open great room, watch how it flows to your corner kitchen and dining area. Enjoy the view of your backyard as you wash the dishes and walk right through to the deck from your dining room. Upstairs you'll find secondary rooms at the front of the house, a central bonus room, and a large primary suite towards the back of the home. Your primary suite includes a large four-piece ensuite with a water closet. Through your ensuite you will discover a large walk-in closet that leads directly into your upstairs laundry room. Other features include a side entrance, SMART Alexa technology, main floor railing, and a bench, organizers and hooks in the mud room.

Built in 2023

**Essential Information**

MLS® #	E4441754
Price	\$599,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,994
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	611 31 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2V6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double 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	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 10th, 2025
Days on Market	33
Zoning	Zone 30

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