

## \$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
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Days on Market	10
Zoning	Zone 29
Condo Fee	\$300

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Listing information last updated on June 27th, 2025 at 3:48pm MDT