

# \$499,000 - 4904 31 Avenue, Edmonton

MLS® #E4432369

**\$499,000**

4 Bedroom, 2.50 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

This Beautifully well-maintained BUNGALOW sits on a prime CORNER lot! w/easy access to Playground, Public Transportation, Schools and Commercial Plaza. Whether youâ€™re an investor, a Builder or a homeowner is looking to bring your vision to life, this home is the perfect opportunity. The Main floor consists of living room, 3 bedrooms , full bath with step-in shower & half bath ensuite. The kitchen was updated with granite counter tops, plenty of cupboard space, all STAINLESS STEEL kitchen appliances & nook/dining area. Tons of Natural light. In Addition, The Fully finished basement adds a family room with fireplace, SECOND Kitchen, SEPARATE Laundry, 4th Bedroom , plus DEN & Another 3pc bath. The back door leads to a maintenance free deck perfect for entertaining guests and large backyard providing lots of room for all your activities - plus, there are delicious 2 Apple trees! And Additional features include The Oversized Double Car Garage.

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432369  |
| Price     | \$499,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,055                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4904 31 Avenue |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5H6        |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck |
| Parking   | Double Garage Detached, Over Sized       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Weinlos  
Middle                              Kate Chegwin

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                6  
Zoning                              Zone 29

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