

## \$385,000 - 14416 31 Street, Edmonton

MLS® #E4464271

### \$385,000

5 Bedroom, 2.50 Bathroom, 1,083 sqft  
Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Great investment opportunity in the community of Kirkness! This classic bungalow offers plenty of potential for those looking to build equity or add to their rental portfolio. Featuring a separate basement suite with its own entrance, this property provides an excellent opportunity for rental income from one or both levels. The main floor offers a functional layout with a bright living room, dining area, and kitchen with dark cabinetry and mosaic backsplash. Three bedrooms complete the main level, including a primary bedroom with a private two-piece ensuite. Downstairs, you'll find a spacious in-law suite with a second kitchen, large family area, two additional bedrooms, and a full bathroom. With its solid layout, separate suite, and prime location near schools, shopping, and restaurants, this property offers endless potential. A great opportunity for investors or buyers looking for a home with income possibilities – the perfect place to start building equity!

Built in 1980

### Essential Information

MLS® #	E4464271
Price	\$385,000
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,083
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14416 31 Street
Area	Edmonton
Subdivision	Kirkness
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1Y8

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Closet Organizers
Parking	No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Kirkness School
Middle	John D Bracco
High	Eastglen School

### **Additional Information**

Date Listed	October 31st, 2025
Days on Market	4
Zoning	Zone 35

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