Courtesy Of Yad Dhillon Of Nationwide Realty Corp

# $579,900 - 611 31 Avenue, Edmonton

MLS® #E4461781

**$579,900**
3 Bedroom, 2.50 Bathroom, 2,001 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® # | E4461781 |
| Price | $579,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,001 |
| 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, Microwave Hood Fan, Stove-Electric, Washer |
| Heating | Forced Air-1, Combination |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Park/Reserve, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | October 10th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 30 |

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Listing information last updated on October 25th, 2025 at 12:32am MDT