

## \$670,000 - 2608 31 Street, Edmonton

MLS® #E4439150

**\$670,000**

6 Bedroom, 4.00 Bathroom, 2,014 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this stunning walkout bi-level home featuring 2 walkout basements includes(6 spacious bedrooms and 4 full bathrooms), perfect for large families or investment potential. The main living area boasts 14 ft high ceiling and a modern kitchen includes quartz counter top with stainless steel appliances. The primary bedroom is privately located on the upper level and includes a walk-in closet. This house has two basements , both with separate entrances—one side with 2 bedrooms and a full bath, kitchen, and the other with 1 bedroom and a full bath, and kitchen(only needs to add hood fan and Stove to make it fully functional) This home is ideally situated close to Silverberry Ground, public transit, schools, shopping, and all essential amenities. With its flexible layout and excellent location, this property is a must-see!

Built in 2010

### Essential Information

MLS® #	E4439150
Price	\$670,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,014
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2608 31 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1R2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom			
Appliances	Dishwasher-Built-In, 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	Airport Nearby, Golf Nearby, Landscaped, Shopping Nearby, See Remarks			
Roof	Asphalt Shingles			
Construction	Wood, Vinyl			
Foundation	Concrete Perimeter			

### Additional Information

Date Listed	May 29th, 2025
Days on Market	6

## Zoning

## Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 4th, 2025 at 8:17am MDT