

## \$499,999 - 8820 31 Avenue, Edmonton

MLS® #E4443417

**\$499,999**

6 Bedroom, 2.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

**INVESTOR ALERT!** Rare Opportunity to acquire a 6 Bedroom Bi-Level /w 3 Bedroom Legal Suite and Double Detached Garage! Located in the desirable neighbourhood of Tipaskin. The Main Floor features 3 large bedrooms including a nice size master bedroom with ensuite. Downstairs features 3 large bedrooms, big windows, separate entrance and large kitchen. Roof was replaced in 2024. Walking distance to Tipaskin School and Tipaskin Park. Close to Shopping, Public Transportation, Schools and Parks.

Built in 1977

### Essential Information

MLS® #	E4443417
Price	\$499,999
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active



## Community Information

Address	8820 31 Avenue
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3A6

## Amenities

Amenities	See Remarks
Parking	Double Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 20th, 2025
Days on Market	12
Zoning	Zone 29

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 July 2nd, 2025 at 1:32am MDT