

\$299,000 - 6912 31 Avenue, Edmonton

MLS® #E4442703

\$299,000

3 Bedroom, 3.50 Bathroom, 1,256 sqft

Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Experience modern living in this stunning 1,350 sq. ft. duplex-style condo, nestled in a serene and well-maintained complex with only 22 units. Step inside to discover a spacious main floor featuring a large master bedroom complete with a luxurious 3-piece ensuite, plus an additional 4-piece bath and a convenient 2-piece bath. The second floor boasts two generously sized bedrooms and a fantastic loft area perfect for a home office or cozy reading nook. Enjoy the bright and airy atmosphere created by the neutral decor, sunlit ceilings, and beautiful oak cabinets in the kitchen. Additional highlights include a built-in vacuum, and a warm wood fireplace to enhance your living space. This home also features a fully finished basement, an attached garage, and an extra private parking stall for your convenience. Don't miss the opportunity to make this exceptional condo your own!

Built in 1988

Essential Information

MLS® #	E4442703
Price	\$299,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,256
Acres	0.00
Year Built	1988
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6912 31 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3X6

Amenities

Amenities	Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 17th, 2025
-------------	-----------------

Days on Market	17
Zoning	Zone 29
Condo Fee	\$300

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 4th, 2025 at 8:02am MDT