

# \$359,000 - 13116 31 Strret, Edmonton

MLS® #E4454503

## \$359,000

3 Bedroom, 1.50 Bathroom, 1,490 sqft  
Single Family on 0.00 Acres

Belmont, Edmonton, AB

This is a Must-See Half Duplex Home! This homes and Appliances are Sold as-is. This is a great home for all stages of family, with lots of room to move around. This home is a Newly Renovated kitchen, bathrooms and bedroom, with lots of sunlight in the home. This Home comes with new appliances and cupboards in the kitchen, all stainless steel appliances. This home features 3 bedrooms and 2 bathrooms. This is a smoke-free home that is easy to maintain, with all laminate flooring. No more need to use a vacuum. This home has a single Attached Garage at the front of the home. Private fenced backyard with a large deck, with schools and a shopping mall nearby, and public transit. Close to Anthony Henday and Yellowhead Trail. Great Opportunity.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454503  |
| Price          | \$359,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,490     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1976          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13116 31 Strret |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3A4         |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Single Garage Attached                             |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 4                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Partial, Partially Finished                                                        |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                 |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Stucco, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 35           |

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Listing information last updated on September 9th, 2025 at 11:32pm MDT