

\$637,900 - 20003 31 Avenue, Edmonton

MLS® #E4435432

\$637,900

4 Bedroom, 3.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Beautiful 2-storey home w/legal basement suite & attached double garage in the desirable Uplands community in west Edmonton. Over 2,500 sq ft of finished living space incl. basement. Main floor features open-to-above ceilings, vinyl plank & tile flooring, chef's kitchen w/SS appliances, quartz countertops, island & pantry. Spacious living room w/electric fireplace, dining area & deck overlooking backyard. Flooded w/natural light thanks to lg windows throughout. Upstairs offers a bonus room w/coffered ceilings, laundry, 3 bedrooms incl. a primary suite w/walk-in closet & 5-pc ensuite w/soaker tub. Legal basement suite has separate entrance, 1 bedroom, full bath, kitchen, laundry & open living space—perfect for rental income or extended family. Close to schools, shopping, healthcare & trails. A flawless, move-in ready home!

Built in 2022

Essential Information

MLS® #	E4435432
Price	\$637,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,765
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	20003 31 Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N7

Amenities

Amenities	Ceiling 9 ft., Guest Suite, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Creek, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 9th, 2025
Days on Market	106
Zoning	Zone 57

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 August 23rd, 2025 at 4:02am MDT