

## \$525,000 - 4912 31 Avenue, Edmonton

MLS® #E4450465

**\$525,000**

5 Bedroom, 2.50 Bathroom, 1,064 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to this fully renovated 4-level split home, ideally located in the highly desirable Weinlos neighborhood of Mill Woods. Enjoy the convenience of being within walking distance to schools, public transit, and just minutes from major amenities including hospitals, train and bus stations, shopping, and more. An unbeatable location for families and commuters alike! 5 Bedrooms & 3 Bathrooms Three spacious bedrooms on the upper level Fully finished basement with side entrance, two additional rooms, and space ready for a second kitchen – ideal for extended family or future suite potential Primary bedroom includes a private 2-piece ensuite Functional & Family-Friendly Layout Inviting family room featuring a charming brick fireplace Bright, open spaces perfect for both relaxation and entertaining Large fenced backyard with garden area – perfect for kids, pets, or summer gatherings Oversized 22' x 30' garage Newer roof and other exterior updates for peace of mind. Some of the photos have been virtual Staged

Built in 1988

### Essential Information

MLS® # E4450465

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,064                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4912 31 Avenue |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5H6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Hood Fan, Microwave Hood Fan, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 4                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Vinyl Shingles     |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 29         |

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Listing information last updated on August 4th, 2025 at 3:47pm MDT