

# \$375,000 - 4906 31 Avenue, Edmonton

MLS® #E4462522

**\$375,000**

5 Bedroom, 2.50 Bathroom, 1,081 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to this delightful raised bungalow in Weinlos, Edmonton – a perfect blend of comfort, charm, and potential. The living room is bright and airy with a large window filling the space with natural light. The dining area flows seamlessly into a stunning kitchen featuring generous counter space, plenty of cabinets, and a stylish breakfast counter – ideal for morning coffee or casual gatherings. The main floor also offers 2 bedrooms, a primary bedroom with its own 2-piece ensuite, and a 4-piece main bathroom. Downstairs, the basement opens up to a huge recreation room – perfect for movie nights, game days, or a home gym. You’ll also find a laundry area, mechanical and storage rooms, two bedrooms, and a 3-piece bathroom for added convenience. Outside, the expansive yard is a blank canvas with amazing potential for a future deck or garden oasis. A double detached garage completes this wonderful home.

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462522  |
| Price     | \$375,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,081                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4906 31 Avenue |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5H6        |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                                                   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Weinlos School  
Middle                              Kate Chegwin School  
High                                 W.P. Wagner School

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                1  
Zoning                              Zone 29

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