

# \$525,000 - 1832 32 Street, Edmonton

MLS® #E4422875

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,455 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Attention First Time Home buyers or Investors. Welcome to this charming Single-Family Home with Full finished Basement with SEPARATE ENTRANCE located in the desirable community of LAUREL Edmonton. This spacious 1455 sq ft residence features a detached DOUBLE CAR GARAGE, AIR CONDITIONING and offers a well-designed layout perfect for modern living. The upper floor comprises 3 comfortable bedrooms and 2 full bathrooms, providing ample space for family and guests. The main level boasts a bright living area, a cozy dining space, convenient laundry facilities, and a half bath. Adding to the appeal, a bus stop, play ground is conveniently located right in front of the house, enhancing your commuting experience. Don't miss out on this fantastic opportunity to own a versatile property in a vibrant community!

Built in 2013

## Essential Information

MLS® #	E4422875
Price	\$525,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



1006 32 ST NW  
EDMONTON, AB  
EXTERIOR WALL THICKNESS 6.6"

FLOOR AREA  
SECOND 734 SQ.FT.  
TOTAL 1455 SQ.FT.



Square Footage	1,455
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1832 32 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N7

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 25th, 2025

Days on Market 40

Zoning Zone 30

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