

## \$469,000 - 1623 33a Street, Edmonton

MLS® #E4414037

**\$469,000**

4 Bedroom, 3.50 Bathroom, 1,380 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

WELCOME to Beautiful home built by PACESETTER in LAUREL. It features 1380 sqft. of living space above grade. This Open-concept home includes 4 Bedrooms and 3.5 bathrooms. BASEMENT is FULLY FINISHED and includes a Bedroom, Living room, FULL BATHROOM and SECOND KITCHEN. This property presents a great opportunity for families or investors seeking a comfortable, modern home in a well-connected neighborhood with ample amenities and growth potential. It is close to essential amenities such as schools, lake, trail, rec center, easy access to HWY & LRT. The house is being sold by the original owner.

Built in 2015

### Essential Information

MLS® #	E4414037
Price	\$469,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,380
Acres	0.00
Year Built	2015
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1623 33a Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0X5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 19th, 2024
Days on Market	115
Zoning	Zone 30

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