

## \$512,000 - 1873 32a Street, Edmonton

MLS® #E4417331

**\$512,000**

3 Bedroom, 2.50 Bathroom, 1,476 sqft  
Single Family on 0.00 Acres

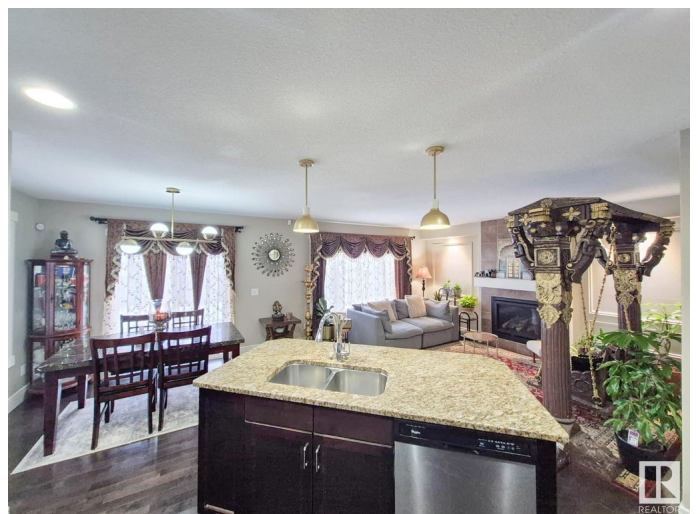
Laurel, Edmonton, AB

THIS IS THE ONE YOU HAVE BEEN WAITING FOR! Backing onto alley, just steps to playground and school. This impeccable home has tankless hot water tank and the whole house was freshly painted. The large tiled foyer leads to the main open floor plan - the kitchen boasts large granite island, corner pantry, stainless steel appliances. The family sized eating area has tons of natural light, good sized deck and fully fenced yard! The living room has a trendy gas fireplace. A powder room, laundry room and access to the finished garage complete the main level. The upper level master bedroom is large enough to fit a king sized bed and has a walk through closet and spacious ensuite. The 2 other bedrooms are very spacious with ample closet space and cute bonus room to entertain whole family. Other upgrades include Central A/C, 650 CFM chimney, painted garage, garage floor sealed with epoxy, 6 FEATURE WALLS, 8X8 storage shed, 2 year old stove and washer and more.

Built in 2013

### Essential Information

MLS® #	E4417331
Price	\$512,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1873 32a Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 0L6

### **Amenities**

Amenities	Air Conditioner, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed January 8th, 2025

Days on Market 65

Zoning Zone 30

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Listing information last updated on March 13th, 2025 at 11:47pm MDT