

# \$649,900 - 1306 32a St, Edmonton

MLS® #E4426815

## \$649,900

4 Bedroom, 3.50 Bathroom, 1,915 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 4-bedrooms, 3.5-bathrooms Plus bonus room, Den and SEPARATE ENTRANCE With FULLY FINISHED BASEMENT having additional rooms, a second kitchen and Laundry in the highly sought-after Laurel community of Edmonton, AB. This east-facing (Regular) CORNER LOT home is designed for modern living, featuring stainless steel appliances, Upgraded kitchen, and a prime location near all essential amenities provides both comfort and functionality. Enjoy professionally landscaped outdoor spaces, perfect for relaxation and entertaining. Plus, with walking distance to parks, top-rated schools, grocery stores, and public transit, everything you need is just moments away!

Built in 2017

### Essential Information

MLS® #	E4426815
Price	\$649,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,915
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1306 32a St
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z3

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market      12

Zoning                 Zone 30

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