

## \$408,000 - 2032 32 Street, Edmonton

MLS® #E4440257

**\$408,000**

4 Bedroom, 3.50 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Over 1850 sq/ft total living space in this family orientated 2-storey half duplex with a fully finished basement with a double detached garage & situated on a corner lot with ample extra street parking if required. The main floor is an open concept layout with a mid kitchen plan featuring an island & stainless steel appliances. There is a 2-pce bath located at the rear of the home just off the mud room. The upper level features a large primary suite complete with 4-pce ensuite & walk in closet. There are 2 more well sized bedrooms & a 4-pce bath on the upper floor. The fully developed basement adds a spacious family room, 4th bedroom & 3rd full bath along with addition storage & a mechanical room. Outside you will find a cozy deck off the back of the home which leads to the west facing pie lot that is fully fenced & landscaped. The double detached garage gives you 2 parking stalls + a vehicle can be parked on the driveway as well. The corner lot gives you ample privacy with only one direct neighbour.

Built in 2010

### Essential Information

MLS® # E4440257

Price \$408,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,266         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2032 32 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0K4        |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3                                                                                      |
| Parking        | Double Garage Detached                                                                 |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 3                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                              |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Daly Grove, Holy Family    |
| Middle     | TD Baker, Holy Family      |
| High       | F. Whiskeyjack, H. Trinity |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 30        |

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Listing information last updated on June 17th, 2025 at 7:17am MDT