

## \$579,900 - 1857 32a Street, Edmonton

MLS® #E4446207

**\$579,900**

4 Bedroom, 3.50 Bathroom, 1,811 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*Stunning Family Home in Laurel!\*\*** Discover this exquisite 4-bedroom, 3.10-bathroom residence in the desirable community of Laurel. The main floor features an open-concept layout with a spacious family area and 9-foot ceilings, complemented by a gourmet maple kitchen—perfect for entertaining. A convenient half bathroom adds to the functionality of this level. Upstairs, enjoy a versatile bonus room, a luxurious master bedroom with a 5-piece ensuite, and two additional good-sized bedrooms with a full bath, providing ample space for family and guests. The fully finished basement boasts a separate entrance through the garage, featuring a second kitchen, a cozy bedroom, and a full bathroom—ideal for extended family or rental potential. Located close to all amenities, including shopping, schools, and parks, this home offers both comfort and convenience. Don't miss the chance to make this beautiful property your new home! Experience all it has to offer!

Built in 2013

### Essential Information

MLS® # E4446207

Price \$579,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,811                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1857 32a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0R3         |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-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, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 42             |
| Zoning         | Zone 30        |

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Listing information last updated on August 17th, 2025 at 10:17am MDT