

## \$399,900 - 13046 32a Street, Edmonton

MLS® #E4460583

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,158 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

This well-maintained family bungalow offers excellent space and updates throughout. The main floor features a bright U-shaped kitchen with lots of counter space and cabinets, three bedrooms including the master with 2-piece ensuite. The home has new shingles (Sept 2025), updated windows and some modern upgrades for added value. The fully finished basement provides two additional bedrooms, a 3-piece bathroom, and a spacious family room, creating plenty of living space for a growing family. Outside, enjoy a large fenced backyard with room for recreation or entertaining, along with a 24'x27' heated double garage and ample parking. Move-in ready and set on a large lot, this property is an excellent opportunity for buyers seeking comfort, functionality, and space. Close to schools and shopping.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460583  |
| Price          | \$399,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,158     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13046 32a Street |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 3E5          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vinyl Windows                |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 9                 |

## Zoning

## Zone 35

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Listing information last updated on October 11th, 2025 at 1:32pm MDT