

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 2nd, 2025 at 2:02am MDT