

## \$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	11
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 June 15th, 2025 at 9:17am MDT