

\$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 13

Zoning Zone 30

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