

## \$429,000 - 1453 33a Street, Edmonton

MLS® #E4443145

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,466 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to Laurel! This well kept half duplex is perfect for your family. Original owner since it was built in 2013 The first floor is an open concept kitchen, dining and living space with a half bath for guests. The kitchen is well appointed with an island and room for bar seating. Walk up the large staircase right into your bonus room perfect for movie nights with the family. The primary bedroom has its own ensuite and walk in closet. The other 2 good sized bedrooms and full bath complete the second floor. The backyard is a blank canvas for you to make your own this summer. The single car garage is finished and heated! And yes there is A/C for those hot summer days and nights!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443145  |
| Price          | \$429,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,466     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1453 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0V3         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                           |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 30         |

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Listing information last updated on July 4th, 2025 at 5:47pm MDT