

## \$534,800 - 2005 32a Street, Edmonton

MLS® #E4462422

**\$534,800**

4 Bedroom, 3.50 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to Laurel, one of Edmonton's™ most sought-after communities where comfort meets convenience! This beautiful 2-storey home offers a bright open layout featuring a modern kitchen with stainless steel appliances including a gas stove, island and plenty of cabinetry. The adjoining dining area opens to a deck and landscaped backyard – ideal for gatherings or quiet evenings. The spacious living room includes a cozy fireplace and large windows overlooking the yard. The mud room includes laundry and a convenient walk-thru pantry closet. Main floor also has laundry and a 2-pc bath. Upstairs, enjoy a generous bonus room, primary suite with 4-pc ensuite that comes with standing shower and soaker tub, plus two additional bedrooms and a full bath. Fully finished basement comes complete with a bedroom, second kitchen, full bath, second laundry & recreation area – perfect for extended family or guests. Double attached garage adds everyday convenience. Freshly painted. Close to all amenities!

Built in 2010

### Essential Information

MLS® # E4462422

Price \$534,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,695                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2005 32a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0L6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Corner, Glass Door, Tile Surround                                                                   |
| Stories           | 3                                                                                                   |
| Has Suite         | Yes                                                                                                 |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Finished                                                                                      |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 20th, 2025 at 9:47am MDT