

## \$474,999 - 1921 32a Street, Edmonton

MLS® #E4447315

**\$474,999**

4 Bedroom, 3.00 Bathroom, 1,096 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning bi-level home in the heart of Laurel! Featuring vaulted ceilings, this home offers a bright and open layout with a cozy fireplace on both the main floor and basement. The main level includes 2 spacious bedrooms, 2 full bathrooms, a generous dining area, and a vaulted living room perfect for entertaining. The fully finished basement boasts 2 additional bedrooms, a full bath, and a huge open living area with another fireplace ideal for family gatherings or a home theatre setup. Enjoy year-round comfort with central A/C and central vacuum. Step outside to a beautiful deck with extra storage underneath, plus a nearly new shed in the backyard. The home also features a front-attached double car garage. Located close to schools, parks, shopping, and transit, this home truly has it all!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447315  |
| Price          | \$474,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,096     |
| Acres          | 0.00      |
| Year Built     | 2010      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1921 32a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0K5         |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                          |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 30         |

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Listing information last updated on August 5th, 2025 at 9:17am MDT