

\$639,990 - 1306 32a Street, Edmonton

MLS® #E4434514

\$639,990

4 Bedroom, 3.50 Bathroom, 1,915 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 4-bedrooms plus DEN, 3.5-bathrooms,bonus room 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 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® #	E4434514
Price	\$639,990
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 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, Park/Reserve, Picnic Area, 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 May 5th, 2025
Days on Market 42
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 16th, 2025 at 12:02pm MDT