

## \$524,900 - 13012 32 Street, Edmonton

MLS® #E4443658

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,273 sqft

Single Family on 0.00 Acres

Belmont, Edmonton, AB

Stunning home with over 2,200 Sq Ft of living space. Perfectly situated on a generous 10,000 Sq. Ft. lot in a peaceful cul-de-sac. Gorgeous landscaped yard with a 2-tiered , low maintenance deck, gazebo, garden area and even a treehouse- outdoor enjoyment for everyone ! Over-sized 25x24 ,heated & insulated garage driveway accommodates 4-6 vehicle's. Main floor boasts a spacious living area with a large picture window! Dining area is perfect for family gatherings, kitchen features ample cabinetry, coffee bar & patio doors to your deck & yard. Upstairs, primary bedroom accommodates a king size bed , a walk in closet, & 4 piece ensuite. Two more bedrooms & a 5 piece bath complete the upper level. Third level- 4th bedroom with a murphy bed, also ideal use as a guest room or office, laundry area, 3 piece bath and walk out to garage. 4th level - Huge family room with wet-bar, ideal for a home theatre, or a cozy hangout. Air conditioning, ravine walking trails, close to schools & shopping an added bonus!

Built in 1976

### Essential Information

MLS® # E4443658

Price \$524,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,273                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13012 32 Street |
| Area        | Edmonton        |
| Subdivision | Belmont         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 3C6         |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Crawl Space, Deck, Detectors Smoke, Fire Pit, Wet Bar |
| Parking Spaces | 6                                                     |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized |

### Interior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 35         |

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Listing information last updated on July 1st, 2025 at 3:47am MDT