

## \$424,900 - 2019 32 Street, Edmonton

MLS® #E4431087

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this lovely 3-bedroom, 2.5-bath duplex located in the highly desirable community of Laurel. This home is perfect for first-time buyers or families looking to grow, offering a blend of comfort, convenience, + community amenities. Enjoy the playground just around the corner, ideal for kids + family gatherings. Walking distance to a local school, making it easy for children to attend. Close proximity to shopping centres + steps away from public transportation for effortless commuting. The spacious open concept main floor is designed for modern living, featuring large windows at the front + back that flood the rooms with natural light. A private + convenient powder room is located at the back door, providing easy access to the two-tiered deck + double detached garage. The primary bedroom includes a luxurious 4-piece ensuite and a walk-in closet, providing a private retreat. Two additional bedrooms + 4 piece bath complete the upper level. The partially finished basement is ready for your touches.

Built in 2010

### Essential Information

MLS® # E4431087

Price \$424,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,270         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2019 32 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0K4        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Svend Hansen School       |
| Middle     | Svend Hansen School       |
| High       | Elder Dr. Francis Whiskey |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 30          |

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Listing information last updated on May 5th, 2025 at 12:32am MDT