

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

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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	6
Zoning	Zone 30

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