

## \$429,000 - 1453 33a Street, Edmonton

MLS® #E4443145

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,466 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to Laurel! This well kept half duplex is perfect for your family. Original owner since it was built in 2013 The first floor is an open concept kitchen, dining and living space with a half bath for guests. The kitchen is well appointed with an island and room for bar seating. Walk up the large staircase right into your bonus room perfect for movie nights with the family. The primary bedroom has its own ensuite and walk in closet. The other 2 good sized bedrooms and full bath complete the second floor. The backyard is a blank canvas for you to make your own this summer. The single car garage is finished and heated! And yes there is A/C for those hot summer days and nights!

Built in 2013

### Essential Information

MLS® #	E4443145
Price	\$429,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,466
Acres	0.00
Year Built	2013



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1453 33a Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V3

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, 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, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	27
Zoning	Zone 30

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