

## \$775,000 - 3449 32a Street, Edmonton

MLS® #E4457323

**\$775,000**

6 Bedroom, 5.00 Bathroom, 2,775 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

STUNNING Family Home, BEAUTIFULLY REMODELED from top to bottom, fronting Mill Creek Ravine on a quiet no-through street. This spacious 6-bedroom, 5-bathroom home offers over 4047 sqft of developed living space and SO MUCH MORE! The beautiful kitchen was thoughtfully designed with entertaining in mind, featuring new cabinetry, quartz countertops, stylish backsplash, extended island, additional cabinetry for a coffee bar/beverage area, & all-new appliances. Four bathrooms have been completely remodeled with top-quality finishes. Additional upgrades include: flooring throughout the house, custom stone facing fireplace, freshly painted, A/C, heated garage with EV charger, new roof, furnace, hot water tank, built-in BBQ center, rear deck, newly updated exterior, and some new windows. This move-in-ready home is an absolute gem! Located in a family-friendly neighbourhood with easy access to schools, parks, and local amenities. Exceptional quality offered at an unbeatable value in the city of Edmonton.

Built in 2002

### Essential Information

MLS® # E4457323

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,775                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3449 32a Street |
| Area        | Edmonton        |
| Subdivision | Wild Rose       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1T7         |

### **Amenities**

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached                                                                  |

### **Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Natural Gas                                                                                          |
| Fireplace         | Yes                                                                                                                |
| Fireplaces        | Stone Facing                                                                                                       |
| Stories           | 3                                                                                                                  |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Finished                                                                                                     |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Landscaped, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco                                                                              |
| Foundation        | Concrete Perimeter                                                                        |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Velma E. Baker School      |
| Middle     | Thelma Chalifoux School    |
| High       | Elder Dr. Francis Whiskeyj |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 30              |

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Listing information last updated on September 18th, 2025 at 8:02am MDT