

# \$669,900 - 1772 33b Street, Edmonton

MLS® #E4462038

## \$669,900

5 Bedroom, 3.50 Bathroom, 2,439 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to Laurel, where comfort, connection, and convenience come together. This beautifully finished 2440 sq ft home offers 5 spacious bedrooms and 4 baths, including a fully finished basement ideal for guests, teens, or extended family. The open-concept design features three versatile living areas, perfect for family movie nights, entertaining friends, or relaxing by the cozy fireplace. Step outside to your private backyard oasis with a pergola-covered deck, hot tub, and mature trees for year-round enjoyment. With schools, parks, shopping, Mill Creek Rec Centre, and transit all nearby, this is the kind of home that truly has it all: space, warmth, and a lifestyle that just feels right.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462038  |
| Price          | \$669,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,439     |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1772 33b Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P3         |

### Amenities

|               |                                                                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Tub, Hot Water Natural Gas, Vacuum System-Roughed-In, HRV System |
| Parking       | Double Garage Attached                                                                                                                                     |
| Is Waterfront | Yes                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                         |
| Fireplaces        | Insert                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Slab                                                                                                                                 |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Svend Hanson Elementary   |
| Middle     | TD Baker Jr High          |
| High       | Elder Dr. F W High School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 20th, 2025 at 5:32pm MDT