

## \$499,900 - 2105 32a Street, Edmonton

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MLS® #E4466364

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,897 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Priced to sell!!!! This beautiful 2-storey home has so much to offer! The main floor features a spacious open-concept layout, ideal for hosting and entertaining. The laundry room and powder room are conveniently tucked away from the kitchen, dining, and living areas for added comfort and privacy. Upstairs, you'll find three generously sized bedrooms plus a bright bonus room, perfect for family living or extra space to unwind. The generous backyard provides plenty of room to enjoy the outdoors, with only one neighbor, you also benefit from added privacy. Located in a well-established neighborhood, you can enjoy the perks of mature landscaping, completed fencing, and the peace of not living in a construction zone, something new communities can't offer. The home is well-maintained and equipped with air conditioning for year-round comfort, and the appliances and hot water tank were all updated in 2021/2022 for extra peace of mind. The unspoiled basement is ready for you to develop into your own personalized

Built in 2009

### Essential Information

MLS® # E4466364

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,897                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2105 32a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0K4         |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Corner                                                                                                                                                          |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | See Remarks, Unfinished                                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 30             |

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Listing information last updated on November 21st, 2025 at 11:48am MST