

## \$549,900 - 2105 32a Street, Edmonton

MLS® #E4459574

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,897 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This beautiful 2-storey home has so much to offer! The main floor features a spacious open-concept, ideal for hosting and entertaining. The laundry room and powder room are conveniently located away from the kitchen, dining and living area. 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, added privacy is a bonus. The home is well-maintained and equipped with air conditioning for year-round comfort, while appliances and hot water tank were all updated in 2021/2022 for added peace of mind. The unspoiled basement is ready for you to make into your own.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459574  |
| Price          | \$549,900 |
| 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 0K9         |

### 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                                                                                                                                       |
| 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    | September 25th, 2025 |
| Days on Market | 9                    |

Zoning

Zone 30

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Listing information last updated on October 4th, 2025 at 8:47am MDT