

## \$679,000 - 1703 33b Street, Edmonton

MLS® #E4455976

**\$679,000**

5 Bedroom, 3.50 Bathroom, 2,588 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to the desirable neighbourhood of Laurel! This stunning 5-bedroom, 3.5-bathroom custom built Home by the award-winning builder Pacesetter Homes offers the perfect blend of luxury and functionality, ideal for families seeking space and style. Featuring cherry wood hardwood floors throughout the main living area and sleek quartz countertops in the kitchen and bathrooms, the home exudes warmth and modern elegance. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for entertaining. One of the standout Features is the fully finished walkout basement, which opens directly onto a serene pond-perfect for relaxing evenings or hosting guest. This property is a rare find, combining spacious living with high-end finishes and picturesque setting..Great for a growing family! Steps to walking trails and natural reserves! Close to all amenities, schools, parks and bus routes! Don't miss out on this GEM.

Built in 2012

### Essential Information

MLS® # E4455976

Price \$679,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,588                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1703 33b Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P2         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, Deck, Patio |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 3rd, 2025

Days on Market                54

Zoning                            Zone 30

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Listing information last updated on October 27th, 2025 at 2:47am MDT