

## \$390,000 - 2015 32 Street, Edmonton

MLS® #E4462723

**\$390,000**

3 Bedroom, 3.50 Bathroom, 1,220 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Fantastic single family half duplex in Laurel—no condo fees! This 2-storey, 3 bedroom, 3.5 bath home with a fully finished basement & double detached garage is move-in ready, with quick possession available. The bright & open main floor features a spacious, sunny living room, tiled front entry with large closet, & a modern kitchen with stainless steel appliances, movable island, & backyard view. Upstairs offers two king-sized primary bedrooms, each with a walk-in closet & private ensuite (one 4-piece, one 3-piece with oversized tiled shower). The finished basement adds a great family room, 3rd bedroom, full bath, laundry & storage. Updates incl. hot water tank (2024), fridge (2022), washer (2022), some upgraded lighting, & two portable A/C units. No carpet—vinyl plank & tile throughout! Enjoy the large, fully fenced backyard—perfect for kids, pets, or entertaining—and the charming front verandah. Ideally located in a quiet area with a transit stop just steps away. Close to shopping, amenities & the Henday!

Built in 2010

### Essential Information

MLS® # E4462723

Price \$390,000



|                |               |
|----------------|---------------|
| Lease Rate     | \$8           |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2015 32 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0K4        |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                             |
| Parking        | Double Garage Detached                                                                                        |

### Interior

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

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Svend Hansen/Holy Family   |
| Middle     | Svend Hansen/Holy Family   |
| High       | Elder Francis/Holy Trinity |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 30            |

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Listing information last updated on November 2nd, 2025 at 11:32am MST