

## \$447,900 - 2004 32 Street, Edmonton

MLS® #E4462076

**\$447,900**

4 Bedroom, 3.50 Bathroom, 1,309 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully maintained duplex in the sought-after community of Laurel, featuring a finished basement with a second kitchen—perfect for extended family or added versatility. This home offers a seamless blend of comfort, style, and functionality. The main floor includes a spacious living room, modern kitchen with stainless steel appliances, extended granite island, ceiling-height cabinets, stylish backsplash, a bright dining area, and a convenient half bath. Upstairs, the primary bedroom features a walk-in closet and 3-piece ensuite, along with two additional bedrooms and a 4-piece main bath. The fully finished basement boasts a large bedroom, second kitchen, 4-piece bathroom, and cozy living area. Enjoy summer BBQs on the large deck and benefit from a double detached garage and central A/C for year-round comfort. Ideally located within walking distance to parks, trails, shopping, K&#8211;9 and high schools, the Rec Centre, and just steps from a bus stop—a perfect home for first-time buyers.

Built in 2011

### Essential Information

MLS® # E4462076

Price \$447,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,309                |
| Acres          | 0.00                 |
| Year Built     | 2011                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2004 32 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0L8        |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                           |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                                       |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 16th, 2025 at 2:32am MDT