

## \$610,000 - 2225 32b Street, Edmonton

MLS® #E4458720

**\$610,000**

4 Bedroom, 3.50 Bathroom, 1,804 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully upgraded 2008-built single-family home in the highly desirable mature community of Laurel! This spacious 1,800 sq. ft. corner lot home features 4 bedrooms, 3.5 baths, and a sun-filled bonus room, designed for both comfort and functionality. The inviting open-to-above living area adds a grand touch with plenty of natural light. The fully finished basement includes a second kitchen, perfect for extended family living. The seller has completed tons of upgrades, including modernized bathrooms, new flooring, and quality finishes throughout, giving the home a fresh, move-in-ready appeal. Enjoy the outdoors with professionally landscaped grounds and relax knowing you also have the convenience of a double attached garage. This home is the complete package—style, space, and income potential—all in one of Laurel's most sought-after neighbourhoods.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458720  |
| Price      | \$610,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,804                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2225 32b Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0K6         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | On Street Parking, Deck, Gazebo, No Smoking Home |
| Parking   | Double Garage Attached, Front Drive Access       |

### Interior

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

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                            |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

Date Listed September 19th, 2025

Days on Market 44

Zoning Zone 30

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