# \$525,000 - 4482 32a Street, Edmonton

MLS® #E4433774

### \$525,000

4 Bedroom, 3.00 Bathroom, 1,353 sqft Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Charming 4 bedroom (2 up & 2 down)
Bungalow with 2,584 sqft of developed space on a Quiet Cul-de-Sac! This beautifully maintained home sits on a landscaped corner lot with a private, covered deck featuring a hot tubâ€"perfect for relaxing year-round. Enjoy an open-concept layout with granite countertops, professional paint throughout, and convenient main floor laundry. The fully developed basement includes an additional bathroom, ideal for guests or extended family. Upgrades include a 2-year-old roof, newer hot water tank, some newer windows, and central air conditioning for year-round comfort. Fantastic opportunity in a prime location!



Year Built

#### **Essential Information**

MLS® # E4433774 Price \$525,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,353

Acres 0.00

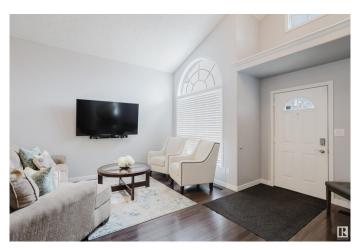
Type Single Family

Sub-Type Detached Single Family

1992







Style Bungalow Status Active

# **Community Information**

Address 4482 32a Street

Area Edmonton
Subdivision Larkspur
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1E8

### **Amenities**

Amenities Deck, Hot Tub

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Hot

Tub

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 1

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 12:17pm MDT