

## \$409,000 - 2176 32 Street, Edmonton

MLS® #E4432445

**\$409,000**

2 Bedroom, 3.50 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This former Showhome built in 2009 is a great starter home for an individual, a small family or someone looking to invest. Walk in to your cozy living and dining room and carry on towards your functional kitchen in the back of the house overlooking the yard. Listen to your music on the built in speaker system! Two primary bedrooms upstairs with full bathrooms and walk in closets! The basement is fully finished with a full bathroom and rec space that is currently used as a bedroom. The backyard has a deck, a functional fenced yard and a double detached garage. Close to public transport, Anthony Henday and the Whitemud. A/C for those hot summer days!

Built in 2009

### Essential Information

MLS® #	E4432445
Price	\$409,000
Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,092
Acres	0.00
Year Built	2009
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2176 32 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0J9

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, 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	Corner Lot, Fenced, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	12
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 6th, 2025 at 12:17pm MDT