

## \$458,888 - 10826 32a Avenue, Edmonton

MLS® #E4432598

**\$458,888**

3 Bedroom, 2.50 Bathroom, 1,294 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Lovingly maintained and thoughtfully updated, this 1294 sq ft bungalow in sought-after Steinhauer is a gem! Recent upgrades include a full kitchen renovation, new shingles, triple-pane windows, furnace, hot water tank, central AC, fencing, garage door, custom blinds, and fresh paint. Featuring 3 bedrooms and 2 full baths—including a private ensuite in the spacious primary and a jetted tub in the main bath. The oversized double attached garage offers great storage. The basement is partially finished with framed walls, ready for your personal touch. Enjoy a landscaped yard in a quiet, established neighborhood just steps to Century Park LRT, schools, and amenities. Whether you're starting out, downsizing, or seeking a move-in-ready home with room to grow, this one checks the boxes!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432598  |
| Price          | \$458,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,294     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1975                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10826 32a Avenue |
| Area        | Edmonton         |
| Subdivision | Steinhauer       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 3B9          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Patio |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Insulated, Over Sized           |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Mantel  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Steinhauer, St. Augustine  |
| Middle     | D.S. MacKenzie, St Laurent |
| High       | Harry Ainlay, St Laurent   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 24th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 21 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 16 |
|--------|---------|

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Listing information last updated on May 15th, 2025 at 3:02pm MDT