

## **\$699,000 - 1740 32 Street, Edmonton**

MLS® #E4431333

**\$699,000**

4 Bedroom, 3.50 Bathroom, 2,420 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your tranquil retreat in the mature side of Laurel! This stunning 2-story WALK-OUT, backs onto a peaceful POND, offering 4 bedrooms, 3.5 baths and nearly 3400 sq ft of total living space. Two main-floor living rooms, separated by a double-sided fireplace set in a tiled feature wall—flow effortlessly off the open-to-above foyer, where an airy see-thru staircase and gleaming hardwood floors set the tone. Beautiful kitchen with walk-thru pantry, large island & private deck, perfect for BBQ's overlooking the pond! Upstairs, the expansive primary bedroom boasts a massive ensuite, custom walk-in closet, double sided fireplace and private balcony overlooking the water—perfect for morning coffee. Two additional large bedrooms share a bright loft ideal for a home office! Downstairs, the fully finished basement invites entertaining with a large rec area, built-in bar, 4th bedroom, full bath and access to a concrete patio! CENTRAL AC! Experience pond-side living at its finest! Furniture included!

Built in 2012

### **Essential Information**

MLS® # E4431333

Price \$699,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,420
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1740 32 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P5

### Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Wine/Beverage Cooler, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplaces	Double Sided
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features      Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, Stream/Pond  
Roof                              Asphalt Shingles  
Construction              Wood, Stone, Vinyl  
Foundation                Concrete Perimeter

**School Information**

Elementary                Svend Hansen School  
Middle                        Svend Hansen School  
High                          Dr. Francis Whiskeyjack

**Additional Information**

Date Listed                April 17th, 2025  
Days on Market          12  
Zoning                        Zone 30

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