

## \$400,000 - 2176 32 Street, Edmonton

MLS® #E4432445

**\$400,000**

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          | \$400,000     |
| 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 | 15               |
| Zoning         | Zone 30          |

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Listing information last updated on May 9th, 2025 at 5:02pm MDT