

\$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 3
Zoning Zone 30

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Listing information last updated on April 19th, 2025 at 10:02pm MDT