

\$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 16
Zoning Zone 30

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