

Courtesy Of Tanya Fowler Of 2% Realty Pro

## \$470,000 - 1523 33a Street, Edmonton

MLS® #E4428395

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,586 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful home nestled in the community of Laurel. Immediately upon walking into this home you will notice the open-concept main floor with hardwood flooring throughout. The Living room & dining room are spacious on either end of the home with the kitchen being the focal point of the room with it's dark cabinetry, stainless steel appliances and an enormous island. Upstairs you will find the primary room with 4pc ensuite & walk in closet. 2 other good size rooms & a 4pc bathroom finishes this floor. The basement is ready for your future development. Close to essential amenities such as schools, walking trail, rec center, easy access to HWY & LRT.

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4428395      |
| Price          | \$470,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,586         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1523 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0K3         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Front Porch, Hot Water Natural Gas |
| Parking   | Double Garage Detached                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 30          |

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Listing information last updated on April 4th, 2025 at 1:17am MDT