

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	5
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 5th, 2025 at 12:02pm MDT