

## \$429,900 - 1520 33b Street, Edmonton

MLS® #E4439653

**\$429,900**

4 Bedroom, 3.50 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully maintained home in the sought-after community of Laurel! This charming property offers 4 bedrooms, a den, 3.5 bathrooms and a fully finished basementâ€”perfect for families of all sizes. The main floor features vinyl plank flooring, a bright and open living area, and a functional kitchen with stainless steel appliances, a corner pantry, breakfast bar, backsplash tiles and a spacious dining area with access to a west-facing deck. A convenient 2-piece bath completes the main level. Upstairs boasts a generous primary bedroom with a closet and 4-piece ensuite, plus two additional bedrooms and another 4-piece bathroom. The finished basement adds even more value with a 4th bedroom, den, 4-piece bath, laundry and extra storage. Enjoy the landscaped, fenced yard and single attached garage. Freshly painted throughout, including the deck, with new lighting, Furnace, Carpet professionally cleaned recently. Close to Meadows Rec Centre, parks, schools, shopping, transit & more.

Built in 2014

### Essential Information

MLS® # E4439653

Price \$429,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,287
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1520 33b Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0X6

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	8
Zoning	Zone 30

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