

## \$525,000 - 4482 32a Street, Edmonton

MLS® #E4433774

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Larkspur, Edmonton, AB

Charming 4 bedroom (2 up & 2 down) Bungalow with 2,584 sqft of developed space on a Quiet Cul-de-Sac! This beautifully maintained home sits on a landscaped corner lot with a private, covered deck featuring a hot tub—perfect for relaxing year-round. Enjoy an open-concept layout with granite countertops, professional paint throughout, and convenient main floor laundry. The fully developed basement includes an additional bathroom, ideal for guests or extended family. Upgrades include a 2-year-old roof, newer hot water tank, some newer windows, and central air conditioning for year-round comfort. Fantastic opportunity in a prime location!

Built in 1992

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433774               |
| Price          | \$525,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,353                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4482 32a Street |
| Area        | Edmonton        |
| Subdivision | Larkspur        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1E8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Hot Tub          |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Vinyl            |
| Exterior Features | Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingles       |
| Construction      | Wood, Vinyl            |
| Foundation        | Concrete Perimeter     |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 30       |

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Listing information last updated on May 7th, 2025 at 5:32am MDT