

\$445,000 - 1408 33b Street, Edmonton

MLS® #E4417983

\$445,000

3 Bedroom, 2.50 Bathroom, 1,440 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Warm & inviting 2 storey HALF DUPLEX in the growing community of Laurel. Offering over 1,440 sq. ft. and a floor plan that will wow you from the moment you enter the home! This duplex has been a no smoking and no animal home that has been meticulously maintained. Well chosen vinyl plank and tile flooring through the main level. Featuring an open concept great room with a stunning gas fireplace, convenient main floor 2-piece bathroom, kitchen boasting dark chestnut cabinetry, a large island with raised eating bar, spacious corner pantry, S/S appliances and a bright dining area with access to the back extended deck. The upper level boasts 3 bedrooms and bonus area with a large master suite complete with a 4-piece ensuite & walk-in closet. This home is complete with a single attached garage, fully fenced, landscaped yard with HUGE BACKYARD (5791 sq ft). Located close to parks with play area, schools, & shopping.

Built in 2014

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4417983 |
| Price | \$445,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|---------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,440 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1408 33b Street |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0X3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Single Garage Attached |

Interior

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

Exterior

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

Additional Information

Date Listed January 14th, 2025

Days on Market 88

Zoning Zone 30



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Listing information last updated on April 11th, 2025 at 10:32pm MDT