

## \$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 tubâ€”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	4
Zoning	Zone 30

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