

Courtesy Of Jogy Mathew Of MaxWell Devonshire Realty

## **\$369,000 - 4554 32ave, Edmonton**

MLS® #E4429154

**\$369,000**

3 Bedroom, 2.00 Bathroom, 990 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to this charming bi-level home with SEPERATE SIDE ENTRANCE to basement perfect for first-time buyers or savvy investors! Tucked in a cul de sac with a total 1808 sq ft living space Featuring 3 bedrooms (2 upstairs and 1 in the basement) and 2 full bathrooms, this well-maintained property offers comfort and versatility. The windows and roof have been updated not too long ago, providing peace of mind for years to come. The basement boasts a large living area , along with 1bedroom and a full bathroom ideal for developing a future in law suite or secondary suite. Basement ceiling is finished with ceiling tile so any duct work is easy to do. OVER SIZED DOUBLE DETACHED GARAGE along with lengthier drive way will fit 4 to 5 vehicles . Conveniently located close to Mill Woods Town Centre and Grey Nuns Community Hospital, with easy access to White mud Drive and nearby schools like Kate Chegwin School, Weinlos School and Sikh temple. Donâ€™t miss this incredible opportunity in a fantastic location!

Built in 1981

### **Essential Information**

MLS® #	E4429154
Price	\$369,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4554 32ave
Area	Edmonton
Subdivision	Weinlos
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4X5

### **Amenities**

Amenities	Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 3

Zoning Zone 29

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