# \$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 2pc 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 sqft). 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

Style 2 Store 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 79

Zoning Zone 30



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