

## \$469,000 - 1107 33a Street, Edmonton

MLS® #E4452276

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,680 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your dream home in Laurel, Edmonton's vibrant southeast! This stunning 3-bed, 2.5-bath duplex, built in 2015, offers 1,591 sq ft of modern living designed for pure joy. The open-concept main floor features stylish finishes, a spacious kitchen, and bright living/dining areas – perfect for unforgettable gatherings. Upstairs, your private escape awaits in the primary suite with its walk-in closet and full ensuite. Two additional cozy bedrooms, a full bath, and convenient upstairs laundry complete this level. Step outside to your fully fenced, landscaped backyard – an ideal spot for morning coffee or evening unwinds. An attached double garage plus driveway parking mean plenty of space for everyone. Laurel offers a lovable lifestyle with Svend Hansen School (K-9) and the Laurel Crossing Community Centre just steps away. Explore parks, trails, Laurel Lake Park, and Laurel Crossing Pond, or enjoy recreation at the nearby Meadows Recreation Centre and Mill Woods Golf Course.

Built in 2015

### Essential Information

MLS® # E4452276

Price \$469,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,680         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1107 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2C4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Fenced, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

**Additional Information**

Date Listed            August 10th, 2025  
Days on Market      1  
Zoning                Zone 30

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