

\$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
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 59
Zoning Zone 30



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Listing information last updated on March 14th, 2025 at 7:02pm MDT