

## \$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 2-piece 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 sq ft). 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 88

Zoning Zone 30



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 10:32am MDT