

## \$489,900 - 4508 32a Avenue, Edmonton

MLS® #E4463847

**\$489,900**

4 Bedroom, 2.50 Bathroom, 1,508 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome home to this beautifully renovated 2-storey- located on a quiet cul-de-sac with a spacious pie lot, just steps from schools!! The heart of the home is the upgraded kitchen featuring granite countertops, stainless steel appliances (2020), a built-in wall pantry, and loads of counter space. The bright living room offers large sunny windows and a cozy stone-surround gas fireplace, with an adjacent dining room perfect for gatherings. Main floor laundry and a double attached garage add convenience to everyday living. Enjoy summers in your beautifully landscaped backyard complete with a composite deck and retaining wall. Upstairs, the generous primary bedroom includes a walk-in closet and stylish upgraded ensuite. Two additional bedrooms and a full bath complete the upper level. The fully finished basement provides a great rec room, bedroom, and plenty of storage. Additional updates include central A/C, newer windows, hot water tank, and furnace!! This move-in-ready home is waiting for you!

Built in 1983

### Essential Information

MLS® # E4463847

Price \$489,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4508 32a Avenue |
| Area        | Edmonton        |
| Subdivision | Weinlos         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4W8         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | No Smoking Home, See Remarks |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| Fireplace         | Yes                                                                                                                                     |
| Fireplaces        | See Remarks                                                                                                                             |
| Stories           | 3                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                          |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Weinlos School |
| Middle     | Kale Chegwin   |
| High       | Wagner         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 29            |

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Listing information last updated on November 4th, 2025 at 8:32am MST