

## \$384,000 - 13034 32a Street, Edmonton

MLS® #E4440141

### \$384,000

5 Bedroom, 2.00 Bathroom, 1,067 sqft  
Single Family on 0.00 Acres

Belmont, Edmonton, AB

This charming bungalow sits on an extra-wide lot measuring 55 x 115 ft. The main floor features three spacious bedrooms, one full bathroom, a comfortable living room, a dining area, and a well-sized kitchen. The fully finished basement offers a second kitchen, a large living area, one additional bedroom, a recreation room, and plenty of storage space. The property also includes an oversized detached garage and a side driveway that can accommodate 3-4 vehicles. And SEPERATE ENTRANCE to the basement. With its generous lot size, this property presents an excellent infill opportunity—ideal for building two duplexes or two skinny homes in the future.

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4440141      |
| Price          | \$384,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,067         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13034 32a Street |
| Area        | Edmonton         |
| Subdivision | Belmont          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 3E5          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|              |   |
|--------------|---|
| Appliances   | Garage Control, Hood Fan, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                               |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Stucco               |
| Exterior Features | Fenced, Flat Site, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Stucco               |
| Foundation        | Concrete Perimeter         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 73             |
| Zoning         | Zone 35        |

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