

## \$619,000 - 2038 33b Street, Edmonton

MLS® #E4422894

**\$619,000**

4 Bedroom, 3.50 Bathroom, 1,827 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Introducing a stunning walkout home thoughtfully designed with custom finishes and an oversized garage, offering both luxury and practicality. The main floor features an inviting living room with a modern electric fireplace, creating a warm and cozy ambiance. A beautifully designed kitchen and a conveniently located laundry area enhance functionality and style. The upper level boasts a luxurious primary suite with an attached ensuite bathroom, offering a private retreat. Two additional spacious bedrooms provide ample living space, while two versatile bonus rooms add flexibility for entertainment, work, or relaxation. The walkout basement is a self-contained suite with a private entrance, featuring a well-equipped kitchen, a comfortable bedroom, a separate laundry area, and a functional layout ideal for extended family. This home combines elegance, convenience, and versatility to meet the needs of modern living.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4422894  |
| Price     | \$619,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,827                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2038 33b Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0L3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                February 26th, 2025  
Days on Market        53  
Zoning                    Zone 30

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