

## \$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 58  
Zoning Zone 30



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