

## \$419,900 - 1453 33a Street, Edmonton

MLS® #E4456651

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,465 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

FORMER SHOWHOME! 3 bedroom, 3 bathroom, HEATED GARAGE, AIR CONDITIONING! This beautiful half duplex has spacious kitchen, large living room with GAS FIREPLACE. Upstairs feature BONUS ROOM ,Large primary bedroom with 4 pce ensuite. Basement is unfinished . Huge fully fenced yard , Entire home has been well cared for and is a MUST TO VIEW ! Very clean home that will be sure to impress you. Located on quiet street in the wonderful community of Laurel.SPOTLESS at all TIMES!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456651      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,465         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1453 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0V6         |

**Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke |
| Parking Spaces | 2                                      |
| Parking        | Heated, Single Garage Attached         |

**Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                  |

**Exterior**

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 17                  |
| Zoning         | Zone 30             |

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Listing information last updated on September 24th, 2025 at 4:32am MDT