

## \$359,900 - 4616 32 Avenue, Edmonton

MLS® #E4426176

**\$359,900**

3 Bedroom, 1.00 Bathroom, 982 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

### Charming Starter Home with Endless Potential

Welcome to this delightful residence, ideal for first-time homebuyers seeking comfort and opportunity. The main floor boasts a spacious kitchen equipped with abundant cabinetry and a convenient pantry, seamlessly flowing into a dedicated dining area. Two generously sized bedrooms and a 4-piece bath complete the main floor. The partially finished lower level offers versatility with an additional large bedroom, a cozy family room, and a laundry area. It also features roughed-in plumbing, presenting the perfect opportunity to add a second bathroom tailored to your preferences. A functional workbench is included, catering to DIY enthusiasts. This home has solid structural integrity and awaits your personal touch to modernize its aesthetic. Significant updates include new shingles installed in 2024 and a hot water tank replaced in 2025, ensuring peace of mind for years. Conveniently located close to schools, shopping centers, and public transportation.

Built in 1981

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4426176  |
| Price    | \$359,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 982                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4616 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4K9        |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | No Smoking Home                     |
| Parking Spaces | 4                                   |
| Parking        | No Garage, Parking Pad Cement/Paved |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 14.7x32.6   |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 18th, 2025

Days on Market                32

Zoning                            Zone 29

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