

## \$389,000 - 4703 32 Avenue, Edmonton

MLS® #E4444736

**\$389,000**

3 Bedroom, 1.50 Bathroom, 1,061 sqft  
Single Family on 0.00 Acres

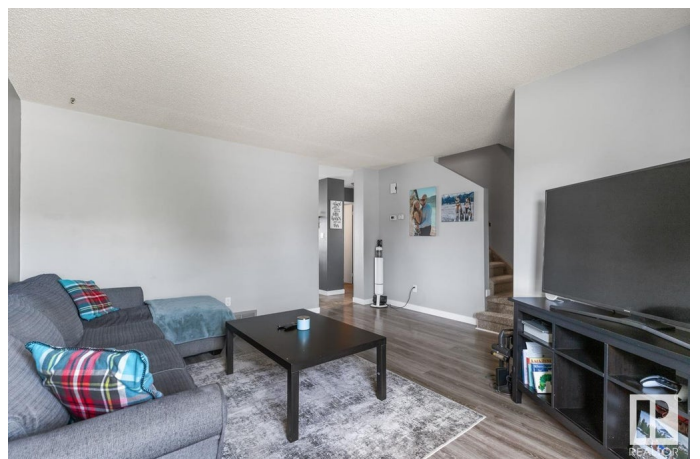
Weinlos, Edmonton, AB

Welcome to this beautifully maintained & renovated 2-storey in the beautiful quiet neighbourhood of Weinlos! The bright spacious kitchen with tons of counter space and natural light streaming in from the south facing backyard is ideal for enjoying the unobstructed view with a gate to the accessible schoolyard. The sizeable living room with newer vinyl plank floors is cozy and perfect for entertaining. A 2pc bath & mudroom completes this level. Upstairs has 3 generous sized bedrooms including a king size primary with large closet. The 4pc bath completes this level. The lower level has a laundry area and is ready for your personal touch! Outside is a massive fully fenced private backyard with patio ideal for the kids & enjoying those long summer nights. Recent upgrades include newer windows and shingles, furnace 2010 and A/C 2023. This property is walking distance to schools, parks and several amenities. Great for young families! Just move in and enjoy!

Built in 1984

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444736  |
| Price    | \$389,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,061                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4703 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5J4        |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Metal        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal        |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed                June 27th, 2025  
Days on Market        8  
Zoning                    Zone 29

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