

## \$479,000 - 10829 32a Avenue, Edmonton

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MLS® #E4458442

**\$479,000**

5 Bedroom, 2.50 Bathroom, 1,217 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

Legal Suite in South Edmonton? Yes! Corner lot? Oh My! Walking distance to the LRT? Now weâ€™re talking!... And half a block to the elementary school? Boom. Done. This is it, this is the one. This property literally checks all the boxes you want for ideal livability. To add to these great features, the place is much larger than average. Youâ€™ll really notice the 1200 sf of space in the layout from the kitchen to the living room. It feels open, spacious, and enjoyable. Thereâ€™s even room for an ensuite bathroom upstairs, a very nice bonus. Speaking of nice bonuses, thereâ€™s a dishwasher in both suites. Downstairs, the basement suite feels massive which makes it so much more comfortable down there. The house is well maintained: all the much easier call it home. A house of this quality in such a good location is very rare, come have a look and call it yours!



Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458442  |
| Price      | \$479,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,217                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10829 32a Avenue |
| Area        | Edmonton         |
| Subdivision | Steinhauer       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 3B8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Detectors Smoke        |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                    |
| Stories           | 2                                                            |
| Has Suite         | Yes                                                          |
| Has Basement      | Yes                                                          |
| Basement          | Full, Finished                                               |

### Exterior

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

### Additional Information

Date Listed September 18th, 2025

Days on Market 57

Zoning Zone 16

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