

## \$619,000 - 2038 33b Street, Edmonton

MLS® #E4422894

**\$619,000**

4 Bedroom, 3.50 Bathroom, 1,827 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Introducing a stunning walkout home thoughtfully designed with custom finishes and an oversized garage, offering both luxury and practicality. The main floor features an inviting living room with a modern electric fireplace, creating a warm and cozy ambiance. A beautifully designed kitchen and a conveniently located laundry area enhance functionality and style. The upper level boasts a luxurious primary suite with an attached ensuite bathroom, offering a private retreat. Two additional spacious bedrooms provide ample living space, while two versatile bonus rooms add flexibility for entertainment, work, or relaxation. The walkout basement is a self-contained suite with a private entrance, featuring a well-equipped kitchen, a comfortable bedroom, a separate laundry area, and a functional layout ideal for extended family. This home combines elegance, convenience, and versatility to meet the needs of modern living.

Built in 2014

### Essential Information

MLS® #	E4422894
Price	\$619,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,827
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2038 33b Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0L3

### **Amenities**

Amenities	Air Conditioner, Deck, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 26th, 2025

Days on Market 42

Zoning Zone 30

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