

## \$374,900 - 4703 32 Avenue, Edmonton

MLS® #E4444736

**\$374,900**

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	\$374,900
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        18  
Zoning                    Zone 29

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