

## \$325,000 - 14204 32 Street, Edmonton

MLS® #E4430476

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Single Family on 0.00 Acres

Hairsine, Edmonton, AB

Welcome to this spacious 4-bedroom, 2 full bath home in the family-friendly community of Hairsine! Ideally situated on a huge corner lot, this property boasts a large living room filled with natural light, perfect for everyday living, family gatherings and entertainment. The beautiful basement comes with convenient side entrance that provides excellent potential to develop a separate income suite with 2 good size bedrooms and huge living room. Enjoy this family home with important updates already completed, including; furnace, hot water tank & shingles (updated in 2016), and a new fence. Located just steps from schools, parks, great transit options, and all major amenities. This home is ideal for families, investors, or anyone looking for generational home in a prime location. Don't miss this opportunity

Built in 1979

### Essential Information

MLS® #	E4430476
Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00



Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	14204 32 Street
Area	Edmonton
Subdivision	Hairsine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1P1

### **Amenities**

Amenities	See Remarks
Parking	2 Outdoor Stalls, Front/Rear Drive Access, No Garage

### **Interior**

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

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	46

## Zoning

## Zone 35

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