



1460 33A Street Edmonton AB

\$439,900

Discover this charming home located in the desirable community of Laurel, offering 3 bedrooms and 2.5 bathrooms across 1,380 sqft of comfortable living space. The main level welcomes you with a cozy living room with a new premium Vinyl Plank flooring, followed by an open-concept kitchen and dining area, complemented by dark cabinetry and stainless steel appliances. The convenience of main-floor laundry adds to the appeal. Upstairs, you'll find 3 bedrooms, including a primary suite with a 4-piece ensuite, and a 4-piece main bathroom. The rear entrance leads to a deck and a fenced yard, perfect for outdoor enjoyment. The unfinished basement, with a rough-in for a bathroom, provides ample potential for customization.

Conveniently located near parks, schools, shopping, and dining, with quick access to major routes, this home offers both comfort and convenience. Don't miss the chance to make it yours!

Listing Presented By:



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