



## 10525 32A Avenue Edmonton AB

\$479,900

ORIGINAL OWNER home, lovingly maintained & upgraded! Centrally located just minutes to everything - schools, LRT, U of A, downtown, shopping & airport! This charming split level offers over 1800sq ft of living space w/ 3 bedrooms & 2.5 baths & OVERSIZED GARAGE. Main floor features GLEAMING HARDWOOD, living room w/ BAY window & views of mature trees. Spacious dining room perfect for family dinners. RENOVATED KITCHEN w/ rich cabinetry, GRANITE, & stainless appl. Upstairs has more hardwood - 3 generous bedrooms incl. primary w/ ensuite. COZY lower level w/ GORGEOUS BRICK FIREPLACE. Large laundry room w/ flex space. Massive crawl space for storage. SUNNY SOUTH backyard is fenced and flat for kids/pets to play! The HUGE Garage can fit whatever your heart desires! Recent updates include electrical, WASHER DRYER (2024), HWT (2024), A/C & furnace serviced regularly. SQUEAKY CLEAN - Pet free & smoke free w/ no carpet. This home is ready for the next family to enjoy as much as first one did! It's a MUST SEE!

Listing Presented By:



Originally Listed by:  
YEGPro Realty

kira@kiraharrington.com  
<http://www.kiraharrington.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)