

# \$450,000 - 1565 33a Street, Edmonton

MLS® #E4460871

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,358 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your dream home in vibrant Laurel, Edmonton! This stunning 1358 sq ft, 2-storey gem is ready to steal your heart. Boasting 3 cozy bedrooms and 2.5 sleek bathrooms, it’s perfect for families or those who love to entertain. The kitchen? Oh, it’s a chef’s playground with dazzling granite countertops and shiny stainless steel appliances, equipped with a gas stove that’ll make you want to whip up gourmet meals. Glide across gleaming hardwood floors that add warmth to every step. Gearheads, rejoice! The spacious garage is ready with 220 power and enough height to install a hoist, perfect for your car-lifting dreams. Nestled in the lively Laurel community, you’re minutes from parks, shops, and all the action. This home isn’t just a house—it’s where memories are made and good vibes thrive. Move in and let the fun begin!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460871  |
| Price      | \$450,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,358                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1565 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0X5         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Detached       |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Air Conditioning-Central, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Stone, Vinyl                                                |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 31                |

Zoning

Zone 30

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Listing information last updated on November 4th, 2025 at 5:32pm MST