# \$359,900 - 4616 32 Avenue, Edmonton

MLS® #E4426176

#### \$359,900

3 Bedroom, 1.00 Bathroom, 982 sqft Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Charming Starter Home with Endless Potential Welcome to this delightful residence, ideal for first-time homebuyers seeking comfort and opportunity. The main floor boasts a spacious kitchen equipped with abundant cabinetry and a convenient pantry, seamlessly flowing into a dedicated dining area. Two generously sized bedrooms and a 4-piece bath complete the main floor. The partially finished lower level offers versatility with an additional large bedroom, a cozy family room, and a laundry area. It also features roughed-in plumbing, presenting the perfect opportunity to add a second bathroom tailored to your preferences. A functional workbench is included, catering to DIY enthusiasts. This home has solid structural integrity and awaits your personal touch to modernize its aesthetic. Significant updates include new shingles installed in 2024 and a hot water tank replaced in 2025, ensuring peace of mind for years. Conveniently located close to schools, shopping centers, and public transportation.

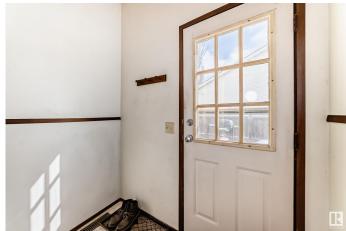
Built in 1981

#### **Essential Information**

MLS® # E4426176 Price \$359,900

Bedrooms 3







Bathrooms 1.00

Full Baths 1

Square Footage 982

Acres 0.00

Year Built 1981

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level
Status Active

# **Community Information**

Address 4616 32 Avenue

Area Edmonton
Subdivision Weinlos
City Edmonton
County ALBERTA

Province AB

Postal Code T6L 4K9

### **Amenities**

Amenities No Smoking Home

Parking Spaces 4

Parking No Garage, Parking Pad Cement/Paved

Interior

Appliances Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric,

Washer, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

**Exterior** 

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Lot Description 14.7x32.6

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 18th, 2025

Days on Market 31

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 4:47am MDT