

Courtesy Of Steve W Leddy Of RE/MAX Elite

## **\$369,900 - 4846 32 Avenue, Edmonton**

MLS® #E4432996

**\$369,900**

3 Bedroom, 1.50 Bathroom, 1,158 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome home in Weinlos! Nestled on a quiet cul-de-sac and surrounded by amenities galore at your fingertips.. it's easy to picture YOUR life here. Step inside to a great sized living/dining area that overlooks the front yard w/LOADS of NATURAL light + seats 6 comfortably. Kitchen is cute/cozy boasting lots of cupboards & white appliances for a clean look + chalk wall and access to back yard. 2 pc bath complete's this level. 3 great sized bedroom up, which include the HUGE MASTER w/access to 4 pc ENSUITE/main bath, West facing views of Graunke Park! Basement is FULLY FINISHED & await your personal touches to make it truly IDEAL + boasts a super functional family room & 4th bedroom! Back yard gets loads of natural light w/deck, garden box + BACKS ONTO GRAUNKE PARK!! Triple pane windows, newer paint & H2O tank, Central AC, OVERSIZED double detached garage.. at a price that YOU can actually afford. Close to schools, parks, trails, shopping, dining, public swimming & ravine. See it today and don't delay!



Built in 1981

### **Essential Information**

MLS® #	E4432996
Price	\$369,900

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,158
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4846 32 Avenue
Area	Edmonton
Subdivision	Weinlos
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4H9

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Cross Fenced, Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, Picnic Area,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 26th, 2025  
Days on Market 2  
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 28th, 2025 at 7:02am MDT