

## \$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                34

Zoning                            Zone 29

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