

## \$458,500 - 1553 33a Street, Edmonton

MLS® #E4456124

### \$458,500

3 Bedroom, 3.50 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Located in the highly sought-after community of LAUREL, this stunning home with a FINISHED BASEMENT offers the perfect blend of comfort and functionality. The main floor has a dining area, kitchen, a light-filled living room, and a handy half bathroom. The deck and fully landscaped yard are ideal for outdoor living. Three spacious bedrooms are available upstairs, including two more with shared bathrooms and the main suite with an ensuite. Ideal for extended family.

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456124               |
| Price          | \$458,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,337                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1553 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0X5         |

## Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved              |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 30             |

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Listing information last updated on September 16th, 2025 at 1:17pm MDT