

## \$464,900 - 4616 32 Avenue, Edmonton

MLS® #E4455402

**\$464,900**

5 Bedroom, 2.00 Bathroom, 1,007 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to Weinlos! This FULLY RENOVATED, FRESHLY PAINTED, CARPET-FREE HOME offers a bright and inviting main floor with huge windows that fill the home with natural sunlight, upper floor laundry, and a fully renovated kitchen with QUARTZ COUNTERTOPS and NEW CABINETS. The TWO-BEDROOM BASEMENT WITH SIDE ENTRY, SECOND KITCHEN, AND SEPARATE LAUNDRY is perfect for extended family. Additional upgrades include ALL NEW DOORS, A RECENTLY REPLACED HOT WATER TANK and SHINGLES , AND BRAND-NEW APPLIANCES (except the washer and dryer in the basement), ensuring peace of mind for years to come. Ideally located within walking distance to Kate Chegwin School, parks, and the Sikh temple, with easy access to Whitemud Drive and Anthony Henday, this home combines comfort, convenience, and quality. Some Pictures are Virtually Staged.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455402  |
| Price     | \$464,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,007                  |
| 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 5J4        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl               |
| Exterior Features | Park/Reserve, Schools, See Remarks |
| Roof              | Asphalt Shingles, See Remarks      |
| Construction      | Wood, Asphalt, Vinyl               |
| Foundation        | Concrete Perimeter, See Remarks    |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 29th, 2025 |
|-------------|-------------------|

Days on Market 15

Zoning Zone 29

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